



Appendix B

Viewer's Report and Road Petition for PZ-20-00045



Laramie County Public Works
13797 Prairie Center Circle
Cheyenne, WY 82009
307-633-4302 Phone * 307-633-4219 Fax

To: Laramie County Board of Commissioners

From: David S. Bumann, P.E., Public Works Director and Appointed Viewer

Date: June 9, 2020

RE: PZ-20-00045 - Petition to Establish a portion of Laramie St. as a Public R/W

Commissioners,

This petition requests the dedication of a portion of Laramie Street; commencing from Saratoga Street 1,425 feet more or less, and terminating at Whitney Road for the following location: NE1/4 SE1/4, Section 26 Township 14 North, Range 66 West of the 6th P.M. The said parcel of proposed dedication will contain 1.78 acres more or less.

According to the Petitioners, the request to establish Laramie Street as a "Laramie County Road," i.e., a public right of way (R/W), is to possibly "improve the road by adding water and sewer and resurface the road to make it safer."

County records confirm this section of Laramie Street is not under the jurisdiction of the County, nor is it maintained by the County. The residents have been accessing their properties through a variation of easements, either defined, recorded or by prescriptive use over the years.

The following County policies should be considered by the Board before voting on the petition:

- Laramie County does not provide public water or sewer services in this area will not be providing these services in the future, whether established or not.
- Resurfacing of, or improvements to the road will not be done by the County and will remain as the responsibility of the current owners, whether established or not.
- The road is not built to County standards not limited to but including: cross section, width and/or proper drainage considerations. As with any developer or petitioner in this case, all roads to be dedicated as public R/W shall be constructed to County standards. This provision is to ensure proper safety for the traveling public, whether by pedestrian, biking or driving on the road.

- It shall be clearly determined upfront on who is going pay appraised market value for the acquisition of the 1.78 acres of land from various property owners if ultimately established as a public R/W.
- This area is currently zoned AR. The formation of the proposed 60 ft. wide R/W may fall within the limits of the Public Domain, or if not, may render many of the properties as “legally nonconforming” with Laramie County Land Use Regulations related to zoning. In particular, nonconforming set back requirements from Public Roadways of fences, structures, dwellings and other personal property may be incidental to establishment. It would be prudent for the petitioner to survey and layout the actual R/W limits, so that any encroachments can be physically determined and viewed by all parties prior to establishment considerations.

This viewer’s report is not recommending for or against taking over the segment of Laramie Street, but rather is detailing some important considerations to the Board before ultimately making the decision to establish or not establish the road as a public R/W.



Hill Top Funding LLC

6117 Laramie Street
Cheyenne, WY 82001

August 19, 2020

Brad Emmons
Director of Planning and Development
Laramie County Wyoming

Brad,

Per your request, please consider this the official Hilltop Funding request for extension of the Dedication Hearing until your November 17 meeting.

This will give me time to arrange for the overview and survey of the proposed Laramie street boundaries for the residents.

I appreciate all of your (and your staff's) assistance and patience.

All my best...Rick Redella
Managing Partner, Wyoming
Hilltop Funding

LARAMIE COUNTY CLERK
CHEYENNE, WY

LARAMIE COUNTY ROAD PETITION

2020 MAR 24 P 2:00
ESTABLISHMENT, ALTERATION OR VACATION OF COUNTY HIGHWAY
BY PETITION, PUBLIC HEARING AND BOARD RESOLUTION
W.S. 24-3-101

" (b)(i) Any person desiring the establishment, vacation or alteration of a county highway shall file in the office of the county clerk of the proper county, a petition signed by five (5) or more electors of the county residing within twenty-five (25) miles of the road proposed to be established, altered, or vacated, in substance as follows: To the Board of County Commissioners of County. The undersigned ask that a county highway, commencing at and running thence and terminating at be established (altered or vacated as the case may be).

(ii) With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation or alteration of a county highway is to be made."

TO THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY:

The undersigned ask that a public road, commencing at SEE ATTACHMENT "A" PER COTTON

JONES PLS. CREDS

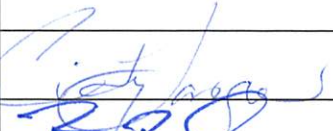

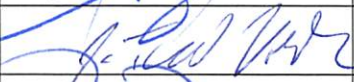
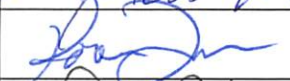

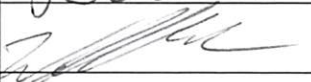
and running thence _____

and terminating at _____

be ESTABLISHED, ALTERED or VACATED (circle one), said right-of-way is 60 feet wide, named County Road
_____ aka ALSO KNOWN AS LARAMIE STREET .

Attached are signatures for at least five electors residing within 25 miles of said road and a list of landowners as described in 24-3-101(b)(i) and (ii).

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Cindy Langford		1220 E. 23 rd St 82001		307-630-3063
BEN RAYL		4602 E 10 th ST 82001		307-286-0594
J. Fred Volk		2308 Champion Pl 82004		307-421-0347
Robin Foreman		1937 Cheshitch Dr 82001		307-630-0170
Laura Patterson		2701 Evans	82001	307-274-6240
Brett Shannon		612 E 19 th St.	82003 P.O. Box 1673	307-369-3251

This page intentionally left blank

LARAMIE COUNTY ROAD PETITION
East Laramie Street

Attachment A

LAND DESCRIPTION FOR
A PROPOSED 60-FOOT ROAD PETITION

A PARCEL OF LAND FOR A 60 FOOT ROAD RIGHT-OF-WAY SITUATE IN THE NORTHEAST QUARTER (NE1/4) SOUTHEAST QUARTER (SE1/4) OF SECTION 26, T. 14 N., R. 66 W., 6TH P.M., LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, BLOCK EIGHT, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.00°13'26" W. ALONG THE EAST LINE OF SAID DAKOTA CROSSING A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.89°53'20" E. ALONG A LINE WHICH IS 30.00 SOUTH, PARALLEL AND PERPENDICULAR TO THE EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE1/4) A DISTANCE OF 1289.56 FEET TO A POINT ON THE WEST LINE OF WHITNEY ROAD; THENCE N.00°19'19" E. ALONG THE SAID WEST LINE OF WHITNEY ROAD A DISTANCE OF 60.00 FEET TO A FOUND IRON PIPE; THENCE N.89°53'20" W. ALONG A LINE WHICH IS 30.00 NORTH, PARALLEL AND PERPENDICULAR TO THE SAID EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE1/4) A DISTANCE OF 1289.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES MORE OR LESS.

LARAMIE COUNTY ROAD PETITION
Laramie Street

Attachment B
Project Narrative

Our objective is to dedicate East Laramie Street as a "Laramie County Road".

Currently, Laramie Street (East) is being used by the residents, but it is **undedicated**. These properties are on septic and have existing wells. The street is maintained by us as best we can.

By dedicating East Laramie Street as a "Laramie County Road" we hope to improve it by possibly adding sewer and water. And, by resurfacing in order to make the street safer. See pictures attached.

LARAMIE COUNTY ROAD PETITION
Laramie Street

Attachment B
Project Narrative

Our objective is to dedicate East Laramie Street as a "Laramie County Road".

Currently, Laramie Street (East) is being used by the residents, but it is **undedicated**. These properties are on septic and have existing wells. The street is maintained by us as best we can.

By dedicating East Laramie Street as a "Laramie County Road" we hope to improve it by possibly adding sewer and water. And, by resurfacing in order to make the street safer. See pictures attached.



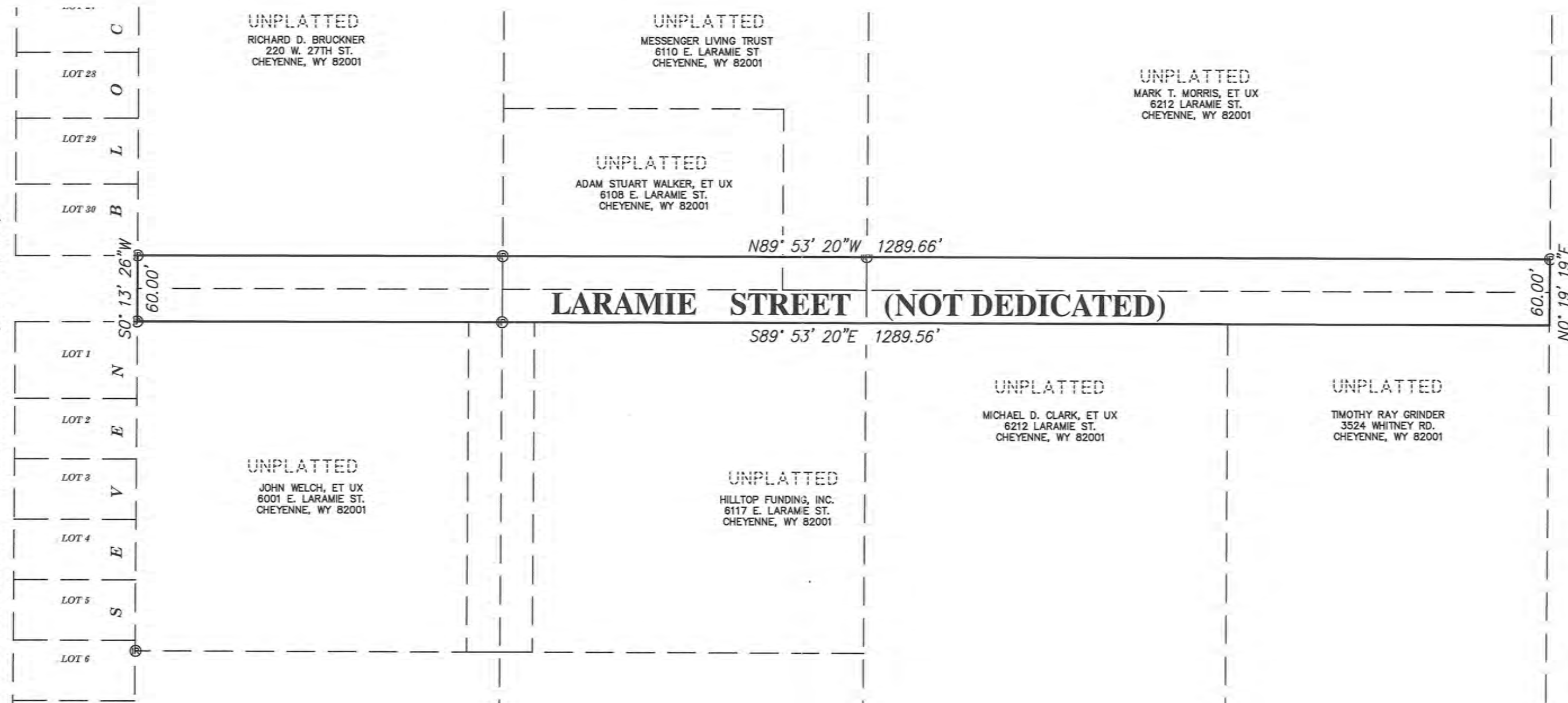






SARATOGA STREET (60' R/W)

WHITNEY ROAD (80' R/W)



LAND DESCRIPTION

FOR A PROPOSED 60-FOOT ROAD PETITION

A PARCEL OF LAND FOR A 60 FOOT ROAD RIGHT-OF-WAY SITUATE IN THE NORTHEAST QUARTER (NE¼) SOUTHEAST QUARTER (SE¼) OF SECTION 26, T. 14 N., R. 66 W., 6TH P.M., LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, BLOCK EIGHT, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.00°13'26" W. ALONG THE EAST LINE OF SAID DAKOTA CROSSING A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.89°53'20" E. ALONG A LINE WHICH IS 30.00 SOUTH, PARALLEL AND PERPENDICULAR TO THE EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE¼) A DISTANCE OF 1289.56 FEET TO A POINT ON THE WEST LINE OF WHITNEY ROAD; THENCE N.00°19'19" E. ALONG THE SAID WEST LINE OF WHITNEY ROAD A DISTANCE OF 60.00 FEET TO A FOUND IRON PIPE; THENCE N.89°53'20" W. ALONG A LINE WHICH IS 30.00 NORTH, PARALLEL AND PERPENDICULAR TO THE SAID EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE¼) A DISTANCE OF 1289.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES MORE OR LESS.

PRELIMINARY LAYOUT
FOR
PROPOSED LARAMIE STREET

CITY OF CHEYENNE,
LARAMIE COUNTY, WYOMING.



SCALE: 1"=100'



Licensed in: WY, CO, MT, SD, ND, ID, UT, NV

DATE: 12 FEBRUARY 2020

DRAWN BY: CDJ

Public Comment – Adam Stuart-Walker

05/12/20



Dale Davis

Marissa Pomerleau

12:01 PM

FW: ASW - Project number PZ-20-00045

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022



From: Adam Stuart-Walker [<mailto:Adam.stuartwalker@SpeakLife.Family>]

Sent: Tuesday, May 12, 2020 10:52 AM

To: Linda Heath; Troy Thompson; Buck Holmes; Gunnar Malm

Cc: Mark Voss; Commissioners; David Bumann; Debra Lee; jaynedark47@gmail.com; timmorris.ccc@gmail.com; Speaklife

Subject: ASW - Project number PZ-20-00045

Dear Board of County Commissioners,

My name is Adam Stuart-Walker, and my family and I reside at 6108 E. Laramie St., Cheyenne, Wyoming, 82001.

I hope my correspondence finds you in good health and fine spirits! I am writing to you today regarding Rick Redella's Road Petition for approval of the dedication of Laramie Street (Project Number PZ-20-0004) as an official County Right of Way.

My wife and I have been visited repeatedly by Mr. Redella's representatives and have expressed to them in person and writing that we do not wish to see the portion of Laramie Street in front of our dwelling dedicated as a County Right of Way. Having met many times with the majority of my neighbors regarding Mr. Redella's Road Petition I know they are in agreement with me and do not wish to see the road dedicated either (these neighbors include Richard D. Bruckner, 220 W. 27th St., Cheyenne, Wyoming; Mark T. Morris, 6212 Laramie ST., Cheyenne, Wyoming; Michael D. Clark, 212 Laramie ST., Cheyenne, Wyoming; Timothy Ray Grinder, 3524 Whitney RD. Cheyenne, Wyoming).

There are many reasons we have objections and concerns (including addressing why developers, realtors, Habitat for Humanity etc. have signed off on the two submitted petitions) and would like to ask for thirty days after the May 19th, 2020 public hearing (was the Notice of Public Hearing correct? We only had until today May 12, 2020 to raise concerns, objections and ask for claims for damages? Chapter 3 in our State Statutes seem to indicate otherwise) to raise our objections and ask for potential damages (in case this is my only opportunity to do so I am asking for \$100 000 in claims for damages).

Additionally, it is my hope that Mr. Redella will be transparent regarding his long term plans for his property at 6117 E. Laramie ST. (we have heard that there is a plan for HUD (Department of Housing and Urban Development) Housing or Habitat for Humanity projects?).

Thank-you in advance. Respectfully yours,

Adam Stuart-Walker MA, MA, LPC NCC
6108 Laramie Street, Cheyenne, Wyoming, 82001
Cell: 307.920.1636

Public Comment – Anthony Schirer of the Dakota Crossing Homeowners Association
05/07/20



Office

Marissa Pomerleau

8:04

FW: Laramie Street Road Dedication between Saratoga St to Whitney Road.

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/8/2022

Dakota Crossing HOA

Powered By
TOPS
[ONE]

Laramie Street Road Dedication between Saratoga St to Whitney Road.

Dakota Crossing Homeowners -

The HOA received a notice that a group of individuals would like to have the Laramie Street road which includes our portion from Saratoga St and the dirt road east on Laramie Street ending at Whitney Road, dedicated to be a county road which, if approved, would be paved and opened up for people to have access to our subdivision. Meaning anyone could travel between Saratoga and Whitney on this new road. This will have an impact on our subdivision, such as increased traffic.

If you are interested in voicing your concerns please send an email to Debra Lee to office@laramiecountyclerk.com. The deadline to do so is Noon on May 12, 2020.

There is a public meeting via live stream on May 19, 2020 at 330pm. If you wish to attend the virtual meeting, check out <https://www.laramiecounty.com/index.aspx> for information on how to virtually attend.

For more information regarding this project go to: <https://plan3.laramieserver.com/citizenaccess/>

The project/application number is PZ-20-00045

If you have any questions, please contact me.

Anthony Schirer
Board President
Dakota Crossing HOA
307-316-2879

Public Comment – Anthony Schirer

05/08/20



Office

Marissa Pomerleau

FW: Laramie County Project PZ-20-00045 - Concerns from Dakota Crossing HOA

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022



Letter to Laramie County regarding Dedication of Laramie St 05082020.pdf
79 KB



ATT00001.htm
253 bytes



We sent you safe versions of your files

Sent: Monday, May 11, 2020 3:53 PM

To: Office <office@laramiecountyclerk.com>

Subject: Fwd: Laramie County Project PZ-20-00045 - Concerns from Dakota Crossing HOA

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Please

Confirm receipt of this letter, attached. Thanks.

Tony Schirer

Phone: 307-316-2879

Email: anthonyschirer@icloud.com

Begin forwarded message:

From: ANTHONY SCHIRER <anthonyschirer@me.com>

Date: May 8, 2020 at 4:50:25 PM MDT

To: office@laramiecountyclerk.com

Subject: Laramie County Project PZ-20-00045 - Concerns from Dakota Crossing HOA

Dear Ms. Lee,

Please see the attached letter regarding the concerns from the Dakota Crossing HOA regarding this project.

Thank you.

Anthony Schirer
Board President



May 8, 2020

Debra Lee
Laramie County Clerk
309 West 20th Street
Cheyenne, WY 82001
office@laramiecountyclerk.com

Re: Laramie County Project PZ-20-00045

Dear Ms. Lee,

Dakota Crossing Subdivision is made up of 166 homes. We currently have 2 entrances into the neighborhood, the main entrance from Hayes Ave. onto Dakota Dr. and a southern entrance from Charles St. onto Saratoga St. These entrances are mainly used for homeowners and their guests. I had the opportunity to speak to several of the homeowners regarding Laramie St. from Saratoga St. to Whitney Rd. on being dedicated as a county road. The homeowners of Dakota Crossing are against having the Laramie St. be open from Saratoga St. to Whitney Rd., thus creating a through street.

The homeowners of Dakota Crossing have enjoyed limited traffic in the neighborhood. We fear that opening Laramie St. to allow access from Whitney Rd. may cause unnecessary travel into the neighborhood. Some individuals may use the through street, through Dakota Crossing, as a shortcut out to Highway 30 or Pershing Blvd. The extra traffic would have a negative consequence to the quiet enjoyment that Dakota Crossing homeowners currently have. In addition, many children live in the neighborhood and use the streets within Dakota Crossing to ride their bicycles. Extra traffic may create a dangerous situation for these children.

We are not against Laramie St. east of Dakota Crossing property being a dedicated a county road, if the road ended in a cul-de-sac east of Dakota Crossing property lines. If the objective is to have this be a county road through to Saratoga St. to gain access to sewer and water, we feel that ending Laramie St. as a cul-de-sac, east of Dakota Crossing property, would still allow for future access to the sewer and water located in Dakota Crossing by way of an easement.

Thank you for taking the time to consider our concerns.

Sincerely,

A handwritten signature in black ink that reads "Anthony J. Schirer".

Anthony J Schirer
HOA Board President

Public Comment – Charles Blackburn

05/08/20



Office

Marissa Pomerleau

10:5

FW: Project PZ-20-0045 Dedication Petition

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/8/2022

From: Charles Blackburn <wyslide.cb@gmail.com>

Sent: Friday, May 8, 2020 8:47 AM

To: Office <office@laramiecountyclerk.com>

Subject: Project PZ-20-0045 Dedication Petition

To Whom It May Concern:

RE: Project PZ-20-0045 Dedication Petition

Concerns have been raised over the request to dedicate Laramie St as a county road. The Dakota Crossing community has a history of issues with traffic and residents of Laramie St outside the Dakota Crossing property line. There once was a right of way for foot traffic from Dakota Crossing through to Whitney Rd. This generated uncontrollable traffic parking in and around the homes of Dakota Crossing residents resulting in multiple noise complaints and confrontations. It is the wishes of many home owners to leave right of way from Laramie St out of Dakota Crossing closed at the boundary of the Dakota Crossing subdivision. Granting said right of way is a risk to our subdivision property values and the safety of our residents. If right of way through the subdivision is not necessary but a utility easement is acceptable for sewage and water access this would be considered. I think there are many questions that need to be answered in regards to the requested petition and believe that many residents intend on attending the May 19th meeting in hopes of seeking answers.

Respectfully,

Charles Blackburn
Vice President Dakota Crossing HOA
5911 Ottawa Dr
Cheyenne, WY 82001
307-631-5607

Public Comment – David & Triana Burrill

05/11/20



Office

Marissa Pomerleau

9:52

FW: Through Access From Laramie St to Saratoga St

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022

www.laramiecountyclerk.com

From: Dave Burrill <dave_burrill@yahoo.com>

Sent: Monday, May 11, 2020 2:38 PM

To: Office <office@laramiecountyclerk.com>

Subject: Through Access From Laramie St to Saratoga St

Debra Lee
Office of Laramie County Clerk

To Whom it May Concern:

As residents of Dakota Crossing, my family and I totally oppose development that would increase traffic in and through our subdivision.

Developers of the area need to find access points that do not lead directly into a previously established, low traffic development.

Please add our names to the list of those totally opposed to making Laramie Street a through way onto Saratoga Street, causing traffic to pass through and lower quality of life in Dakota Crossing.

Sincerely,

David A. Burrill
Triana A. Burrill
3534 Saratoga Street
Cheyenne, WY 82001

Public Comments – Dave & Triana Burrill #2

05/11/20



Office

Marissa Pomerleau

9:53 AM

FW: Access from Laramie Street Onto Sarataoga St.

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022



From: Dave Burrill <dave_burrill@yahoo.com>
Sent: Monday, May 11, 2020 2:24 PM
To: Office <office@laramiecountyclerk.com>
Cc: adamstuartwalker@gmail.com; Triana Burrill <triana@dtburrill.com>
Subject: Re: Access from Laramie Street Onto Sarataoga St.

Debra Lee
Office of Laramie County Clerk

Re: Laramie Street Right of Way

To Whom It May Concern:

Two years ago we bought a house in Dakota Crossing on the specific grounds that it was a quiet and peaceable neighborhood with highly limited through traffic.

Public Comment – Don & Sheryll Hubbard

05/12/20



Office

Marissa Pomerleau

9:16 AM

FW: Project/application number PZ-20-00045

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022



From: Donald Hubbard <jack3152@bresnan.net>

Sent: Tuesday, May 12, 2020 7:36 AM

To: Office <office@laramiecountyclerk.com>

Subject: Project/application number PZ-20-00045

Dear Ms. Debra Lee:

My husband and I are residents of the Dakota Crossing Subdivision. We are against the proposed official County Right-of-way of Laramie Street between Whitney Road and Saratoga Street. We want the fence to remain where it currently is - as a dead end to Laramie Street. There are several families with young children. We are concerned for the safety for all our families and children in the Dakota Crossing Subdivision. We do not want the increase traffic that will come with the proposed official County Right-of-way of Laramie Street. Thank you.

Don Hubbard and Sheryll Hubbard
3533 Shawnee Street, Dakota Crossing

Public Comments – Jeffrey C. Long

05/08/20



Office

Marissa Pomerleau

8:04 A

FW: Laramie Street Road Dedication between Saratoga St to Whitney Road.

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/8/2022

From: jeff long <long7508@yahoo.com>

Sent: Thursday, May 7, 2020 9:21 PM

To: Office <office@laramiecountyclerk.com>

Cc: anthonyschirer@icloud.com

Subject: Fw: Laramie Street Road Dedication between Saratoga St to Whitney Road.

Dear Ms. Lee,

We would like to voice our opposition to the proposed connector on Laramie St. between Dakota Crossing and Whitney Rd.

We are strongly opposed to opening Dakota Crossing to more traffic throughout our neighborhood. We believe the increased traffic will diminish the relatively low traffic count we currently enjoy and see that as an inherent benefit to Dakota Crossing. Further, we believe there is adequate access in and out of Dakota Crossing for it's residents and feel additional traffic would also negatively affect the safety of our residents.

Sincerely,

Jeffrey C. Long ET UX
5832 Calumet Dr.
Cheyenne, WY 82001
long7508@yahoo.com

Public Comment – John Welch

05/06/20



Office | Brad Emmons; Marissa Pomerleau; David Bumann ▾

Wed 3:34 PM

FW: pz-20-0045 in reference to dedicate laramie st. as an official county right of way. my name is John Welch I ow...

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/6/2022

You replied to this message on 5/7/2020 8:41 AM.



Please see the below email for the Laramie St Petition.

Thank you,

Dale Davis, Chief Deputy, CERA
Laramie County Clerk's office
309 W 20th Street
Cheyenne, WY 82001
(307) 633-4266

www.laramiecountyclerk.com

From: John Welch <mustangjw2005@gmail.com>

Sent: Wednesday, May 6, 2020 3:30 PM

To: Office <office@laramiecountyclerk.com>

Subject: pz-20-0045 in reference to dedicate laramie st. as an official county right of way. my name is John Welch I own 2 acres at 6001 laramie st. Please accept this letter as my input on such

project. I prefer that this project is not approved! basically because account of the increased traffic it would cause. I have a building I store my antique autos in. and the increased traffic may cause attention to more criminal activity. and i would like you to send an answer that you have received this letter, and that it is addressed to the right department. thank you very much for your attention! John w. Welch 3539 Shawnee st. Cheyenne Wyoming 82001.

Public Comment – Laurie Campbell

05/11/20



Office

Marissa Pomerleau

9:49

FW: Laramie St

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022

Please see the below email.

Thank you,

Dale Davis, Chief Deputy, CERA
Laramie County Clerk's office
309 W 20th Street
Cheyenne, WY 82001
(307) 633-4266

www.laramiecountyclerk.com

From: Laurie Campbell <skoodar13@gmail.com>

Sent: Monday, May 11, 2020 3:43 PM

To: Office <office@laramiecountyclerk.com>

Subject: Laramie St

As a resident of Dakota Crossing I strongly disapprove of the county's plan to pave and attach Laramie St to the Dakota Crossing neighborhood. There is nothing to be gained by connecting our subdivision with properties on Laramie St. It only creates unnecessary traffic in both areas.

Laurie Campbell
3628 Saratoga St.
Cheyenne wy

Public Comment – Lorenda Altenbern

05/12/20



Office

Marissa Pomerleau

9:17

FW: Laramie Street Right of Way

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022

From: Lorenda Altenbern <laltenbern@yahoo.com>
Sent: Tuesday, May 12, 2020 1:03 AM
To: Office <office@laramiecountyclerk.com>
Cc: Tony Schirer <anthonyvschirer@icloud.com>; Charles Blackburn <wyslide.cb@gmail.com>
Subject: Laramie Street Right of Way

Debra: I am a resident of Dakota Crossing. I am very much against Laramie Street being opened up and into Dakota Crossing. I already write several posts to Dakota Crossing's web page, Next Door Neighborhood, etc. regarding the speed of the vehicles in our neighborhood. We have many families with many children. These children play outside! They are riding bikes, going for walks, walking their dogs, etc. etc. Our streets in Dakota Crossing are relatively short, therefore we have many corners and curves. Additionally, the Cheyenne Greenway is adjacent to and across Hayes Boulevard (with these walkers, runners, bike riders, etc. sometimes entering Dakota Crossing instead of continuing on the adjacent Greenway along Highway 30) and it is heavily used. This attributes to the hazard of the people that drive too fast. Last summer I witnessed two different times children that almost got hit by a car going too fast for our subdivision. Everyone goes under the assumption (which is a true assumption) that the speed limit is the 30 MPH City-wide unposted speed limit. I can tell you that 30 MPH is entirely too fast for this subdivision for the reasons I indicated above. I phoned the City about what it would take to lower the speed limit and we would have to get an expensive traffic study done by an Engineer (something that our residents would not want the Board to approve). They like the option of going 30 and over which is so ridiculous. I have tested it and the "safe speed" that I found is between 20-25 MPH. I am telling you right now that it will not be long before a child or someone is hit and hit hard by a car in our subdivision and either killed or hurt badly.

For these reasons, I absolutely DO NOT WANT ADDITIONAL TRAFFIC from Laramie Street using our subdivision as a thru-way (and inevitably speeding through). PLEASE DO NOT APPROVE THIS RIGHT-OF-WAY!!!

Sincerely,

Lorenda K. Altenbern
3542 Shenandoah Street
Cheyenne, WY 82001
(307) 631-9740
laltenbern@yahoo.com

Public Comment – Mark & Trisha Morris
05/08/20



Building

Marissa Pomerleau

10:5

FW: PZ-20-00045

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/8/2022

You forwarded this message on 5/8/2020 12:00 PM.

From: Tim <morrisbunch@bresnan.net>
Sent: Friday, May 08, 2020 10:47 AM
To: Building <building@laramiecounty.com>
Subject: PZ-20-00045

Greetings Commissioners,

Several years ago developers wanted to bring our land into the city for their own personal gain without regard for the loss it would have caused us. This would have included curb and gutter down the entire south side of our property on Laramie St. approximately 800-900 feet, plus 500 feet on Whitney Rd. At that time we had an advocate in Dr. Cotton who was able to acquire the services of a lawyer. We're very grateful to her (God rest her soul, she has passed). Now we face similar circumstances with a landowner who does not even live here that wants to develop his piece of property and take our driveway to do it.

This section of Laramie St. is not county land, and has never been maintained by Laramie County. It is a private access road. We've invested in our own road base, grading and snow removal with no assistance from government of any kind. All the landowners aside from Messengers, (whose road front is not even 100 feet) do not want to give away their land for this road dedication. It was mentioned that the County and Rick Redella would claim the County needs access for safety reason. Our objection to that stands on the fact that we've been here 25 years, another landowner has been here 36 years, and another for 17 years. There have been accidents and ambulances that have NEVER had access issues, therefore the access claim for safety is invalid.

With the County so restricted on budget issues because of Covid-19, how can the expense of maintaining this road be a fiscally sound decision and how does it benefit taxpayers?

My 75 year old neighbor was so distraught about this that we had to spend hours consoling him to prevent him from falling into a state of severe depression and the possibility of having a stroke over this. We all moved out here when there was no city near. The reason we purchased land here was so that we could do the things we wanted. Our families have been heavily involved in 4-H. This benefits the community greatly because we and all of our children know how to raise food. They understand the food chain; how to supply people locally and contribute to the community. With food shortages looming in the future, our ability to provide local food could become essential.

If this road is approved, it will be an incremental step in losing our agricultural zoning. This is unacceptable to us.

In these days of constant chipping away at the Constitution of the United States and the Bill of Rights, this feels like another loss of rights. Article V...nor shall private property be taken for public use, without just compensation. If we chose to keep our land, and sell at a time that we deem most profitable for ourselves, this to us is what that amendment is about; not when a single landowner wants to develop his property for his personal gain while taking our personal freedom of choice away. If we chose to sell our properties it should be our decision at the time we chose, not the decision of our neighbor or the County.

Sincerely,

Mark & Trisha Morris
6212 Laramie St.
Cheyenne, WY 82001

Public Comments – Matt & Amanda Swift
05/08/20



Office

Marissa Pomerleau

12:23

FW: Laramie Street

Retention Policy 1 Year Delete Inbox (2 years)

Expires 5/8/2022

From: Amanda Swift <ajswift80@gmail.com>

Sent: Friday, May 8, 2020 11:24 AM

To: Office <office@laramiecountyclerk.com>

Subject: Laramie Street

Good Morning,


We residents of Dakota Crossing, specifically 3623 Saratoga Street. Our home is just four houses away from where the proposed road would come through to Saratoga Street. I am very opposed to opening up that road into the subdivision. There are several children that ride bikes including my own, on Saratoga Street. By opening up that road it will cause unwanted traffic and make it an unsafe street for children and residents to walk and ride bikes on. One of the benefits of living in Dakota Crossing, is having a small enclosed neighborhood with only two entrances. Because of this there is no drive through traffic. It is a safe place for our children to ride bikes, people to walk their pets and for residents to be free from drive through traffic. Thank you for your time and consideration.

--

Matt and Amanda Swift
307-630-3002


Public Comment – Michael & Jayne Clark


05/11/20

 Office | Marissa Pomerleau

FW: Laramie Street Proposal #PA-20-00045

Retention Policy 2 Year Delete Inbox (2 years) Expires 5/12/2022

 We sent you safe versions of your files
Outlook item

 letter to county clerk and commissioners.doc
22 KB

From: Jayne Clark <jayneclark47@gmail.com>

Sent: Monday, May 11, 2020 1:24 PM

To: Office <office@laramiecountyclerk.com>

Subject: Re: Laramie Street Proposal #PA-20-00045

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Attached is our objection letter regarding the above. A copy was hand-delivered this morning and handed to a County Commissioner and a copy was hand-delivered to the County Planning Office.

Michael & Jayne Clark

**LARAMIE
COUNTY**

5-11-20

**PLANNING & DEVELOPMENT
OFFICE**

May 9, 2020

To: Laramie County Clerk, Laramie County Planning Office, County Commissioners
In response to Project #PA-20-00045

The following is our objection to the proposal of Mr. Rick Redella to open up Laramie Street, which has been a private road since the 1950's into a dedicated county road. All the landowners aside from the Messengers, whose property front is around 100 feet, do not want to give away their land for this road dedication to meet the needs of Mr. Redella. We have been a resident here for 36 years and have had no maintenance on our road by city or county. For the past 3 years our road has been graded consistently by Pat Jenkins who owns the property on the corner of Laramie Street and Whitney. He also plowed Whitney last winter when we had a severe snow storm and allowed the residents of Saddle Ridge to have access to Pershing Road and Highway 30. No emergency vehicles have ever been denied access, and the only need for any emergency vehicles that came was for the mobile home park.

We moved to our current address so our children could have and raise their livestock as a part of their 4-H participation. Our family has been involved in the Laramie County Fair for over 50 years, including being a Chairman and member of the Laramie County Fair Board as well as an employee of the Laramie County Fair. We know the value of the agricultural community and have supported it for the past 50 years.

This is not only our home, but our children's home, our grandchildren's home, and now our great-grandchildren's home. Over the past 36 years that we have lived here, a large portion of the visits from emergency vehicles and law enforcement have been directed to the Evergreen Mobile Home Park. Within that time, we have had to replace several windows that were shot out by previous residents whom resided in the trailer park, we have had their dogs come in our yard and kill our children's 4-H livestock. The Evergreen Mobile Home Park residents have not controlled their dogs from coming into our yard and chasing us into the house nor letting us out of our vehicles because they were so vicious. Within the 36 years of our residency we have had to replace our fencing multiple times, which was put up to protect our livestock and our own dogs. When all the trailers were occupied, at least 3-4 times a year we would have to clean the garbage that was thrown over our fence into our yard, not only along the West side of our fence but the North side as well. If this petition would pass, we would expect an increase in waste and trash tossed over our fences and an increase in vandalism. Opening Laramie Street from a private road to a county road will also promote an increase in traffic and facilitate a "race track" for some individuals, just like Whitney Road is now. As it is now we think it is safer on Laramie Street than it is on Whitney Road. This would then contradict Mr. Redella's statement of making Laramie Street a safe street.

Looking at the petition several of those who have signed to dedicate Laramie Street as a county road are, not landowners on Laramie Street nor reside on Laramie Street. As a landowner on Laramie Street we think it should be of no concern to them whether this road should be dedicated a county road.

We feel that the "oversight" of not notifying us in our landowners' letter of the May 12th deadline for an objection was a mistake that could have dire consequences and feel we should have additional time to respond. We also feel this petition to dedicate Laramie Street is an initial step toward annexation of our property. We have resided at this property before Dakota Crossing and Saddle Ridge were developed. We will not accept being annexed into the city. We choose to own property on Laramie Street - in Laramie County - because it suits our lifestyle. If we wanted to live in the city we would have purchased property in the city.

I pray you will review our objections and see that this petition will not benefit the majority of current, or any landowners involved. This would only benefit one individual, not a majority of the landowners.

Thank you for your consideration.

Regards,


Michael and Jayne Clark
6213 Laramie Street
Cheyenne, WY 82001

To the Laramie County Planning Department,

The intention and purpose of this letter is to object the dedication of East Laramie Street. We don't want to dedicate East Laramie Street as a Laramie county road! Currently, East Laramie Street is being used and maintained by its existing residents and is not a dedicated county road. The properties of these families have septic systems and existing water wells. East Laramie Street is maintained by the residence as best they can and is fine.

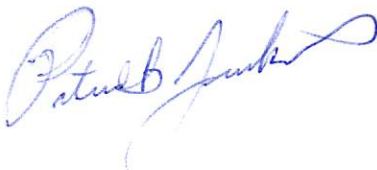
Dedicating East Laramie Street as a County Road will not improve these residents' lives. Development will only add more cost by making these families add sewer and water and resurfacing a street that is already maintained by the residents. The developers should pick city areas to develop in, not county. My neighbors are all family residents and we are doing the best we can with an undedicated road.

We do not need or want East Laramie Street to be a dedicated county road. The county should not even consider taking property from families for the purposes of this road, especially at a time like now. Every day, is a new struggle and a new way to try to have any kind of normality during this pandemic. Families are struggling, jobs are not what they used to be. People are not able to find different kinds of work to try and make their ends meet.

According to and summarized from (<https://parents-together.org/parent-survey-for-many-families-the-economic-crisis-is-already-here/>) parentstogether survey of 1,500 families 2/3 of families are struggling financially due to the coronavirus outbreak and have lost income or expect to lose their income soon. 80% of families are worried about having enough money to cover housing and food cost within the next three months; 46% are concerned if they'll run out within 2 weeks. The county doesn't need to add to the stress of these families that are already struggling by taking away their property and adding the cost of paving a road and then even more expenses of eventually be forced into hooking into water and sewer lines.

Daily increasing financial pressures and struggling between remotely working, while caring for children is creating extreme stress for families. The thought of the county adding to that mound of stress by taking property at an inconceivable time like this is ridiculous. Money whether in the hands of the families who use this road or contributed by the county could be better spent. Most of these families are concerned with how they will feed their children and keeping the foundation of a roof over their families' heads. Now the county is adding the trepidation of losing property to have an already maintained road turned into a dedicated county road seems so unfathomable, and inconsiderate.

Sincerely,
Patrick Jenkins
5/10/2020



2020 MAY 11 P 1:39
LARAMIE COUNTY CLERK
CHEYENNE, WY

Public Comments – Rick Bruckner

05/08/20



Office

Marissa Pomerleau

2:11

FW: Project PZ-20-00045 please email back so i know you have recived thanks

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/8/2022

From: jordan bruckner <braaap411@gmail.com>

Sent: Friday, May 8, 2020 1:10 PM

To: Office <office@laramiecountyclerk.com>

Subject: Project PZ-20-00045 please email back so i know you have recived thanks

IN REGARDS TO LARAMIE ST CHEYENNE WY

PROJECT # PZ-20-00045

To whom it may concern, we are the owners of the property at 6016 Laramie St. We are strongly against Rick Redella trying to build a new road down Laramie st. it hasn't been a concern to any one for decades and a road that we and our Neighbors have been paying taxes on for decades not only do you people want to build on a road that me and my Neighbors own you want to take 30Feet of our property witch would not only be taking our land but also weeks of construction tearing down our phone lines power lines and beating up our yards taking down fences destroying our trees that have been here since 1956. There is no way that we are standing with this act there have been many winters where we get snowed in and never relied on the county to plow us out we get ourselves out and the reason for saying that is to prove we don't want your road if this is to happen we are going to have a raceway going throw our neighborhood. We don't want and don't need your road we have done just fine with the way the road has been everyone on the street should have to agree with this new road and if one person says no well then that should be the answer and nothing left said!!!!!!!!!!

Thank you, Bruckner family from 6010 Laramie st

Contact info: Rick Bruckner 307-631-3288

Jordan Bruckner 307-631-8821

Public Comments – Sandra Rutherford

05/09/20



Office

Marissa Pomerleau

9:57 AM

FW: Laramie Street Right of Way - Dakota Crossing

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022



From: Sandy <ruthersl@bresnan.net>

Sent: Saturday, May 9, 2020 10:39 AM

To: Office <office@laramiecountyclerk.com>

Subject: Laramie Street Right of Way - Dakota Crossing

I am contacting you to voice my objection to a right of way through the Dakota Crossing subdivision. It is in the best interest of Dakota Crossing subdivision and it's residents that Laramie Street remain closed off. If Laramie Street were to be opened up to Dakota Crossing, traffic would increase significantly in this residential neighborhood as vehicles traveled through Dakota Crossing from Allison Road and Saddle Ridge Subdivision. I am opposed to the opening of Laramie Street through Dakota Crossing.

Sincerely,

Sandra Rutherford
5851 Dakota Drive

Public Comment – Rachael Orrison Clark

06/26/20



Rachael Clark <rachaelclark221@gmail.com>


Marissa Pomerleau

12:30

Laramie Street Project

Retention Policy 2 Year Delete Inbox (2 years)

Expires 6/26/2022

 If there are problems with how this message is displayed, click here to view it in a web browser.

To whom it may concern;

My name is Rachael Orrison Clark. I live at 5941 Ottawa Drive in Dakota Crossing. I am emailing to object the progression of the Laramie Street project PZ-20-00045. I am concerned that this will increase traffic, not only through my neighborhood, where my children play, but also along Laramie Street. The amount of traffic incidents on Highway 30 and Whitney road are only now beginning to be addressed. It is not even being addressed properly. By adding another through street, I feel this will only perpetuate added danger for the children walking and riding bikes to Saddle Ridge and would further the need for added safety measures to ensure the well being of our community. I personally appreciate the fact that there are limited entrances to my neighborhood. In fact, it is one of the main reasons for purchasing here. It is my hope that the committee will take into consideration the voices and opinions of all the residents on Laramie Street and those of us in residing in Dakota Crossing, as we will all be effected equally.

I Appreciate your time,

Rachael Orrison Clark

Public Comment – Jody Osban

06/26/20



Jody Osban <wkappaloosas@yahoo.com>

Marissa Pomerleau; Planning ▾

9:48

Dakota Crossing Laramie Street

Retention Policy 2 Year Delete Inbox (2 years)

Expires 6/26/2022

Please leave Laramie Street the way it is! I don't see the benefit of doing this for anyone. Maybe what should be done is opening Hayes back up to go all the way through from U.S. 30 to Pershing. The way it used to be.

Thank you,
Jody Osban



Appendix C

Resolution Appointing Viewer and Petition and Staff Agenda Package for PZ-21-00242

RESOLUTION # 210817-17

ENTITLED: "Acceptance of Petition for Establishment, Alteration and/or Vacation of County Highway pursuant to W.S. § 24-3-101 et seq. and Appointment of Viewer."

WHEREAS, petitioners in the attached Laramie County road petition have requested the establishment of a county road as identified on Exhibit A, attached hereto and specifically incorporated herein by reference; and

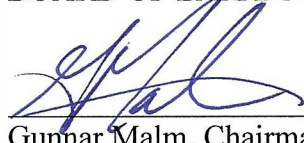
WHEREAS, The Board of Laramie County Commissioners, having reviewed said petition and having said petition examined by the office of the Laramie County Clerk hereby determines the petition meets the requirements pursuant to W.S. § 24-3-101; and

WHEREAS, The Board having considered the Petition herein, pursuant to W.S. § 24-3-103, may appoint a suitable and disinterested person, who may be a member of the board of county commissioners, to examine into the expediency of the proposed road, alteration or vacation thereof, and to report to the Board their findings as soon as practical;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, LARAMIE COUNTY, WYOMING, the Board hereby appoints the Laramie County Director Of Public Works or her designee as viewer in this matter pursuant to W.S. § 24-3-103 and directs said viewer to report to the board at a public meeting as soon as practically possible upon the expediency of the establishment of the road proposed by the petition attached hereto.

DATED this 17 day of Aug., 2021.

BOARD OF LARAMIE COUNTY COMMISSIONERS




Gunnar Malm, Chairman

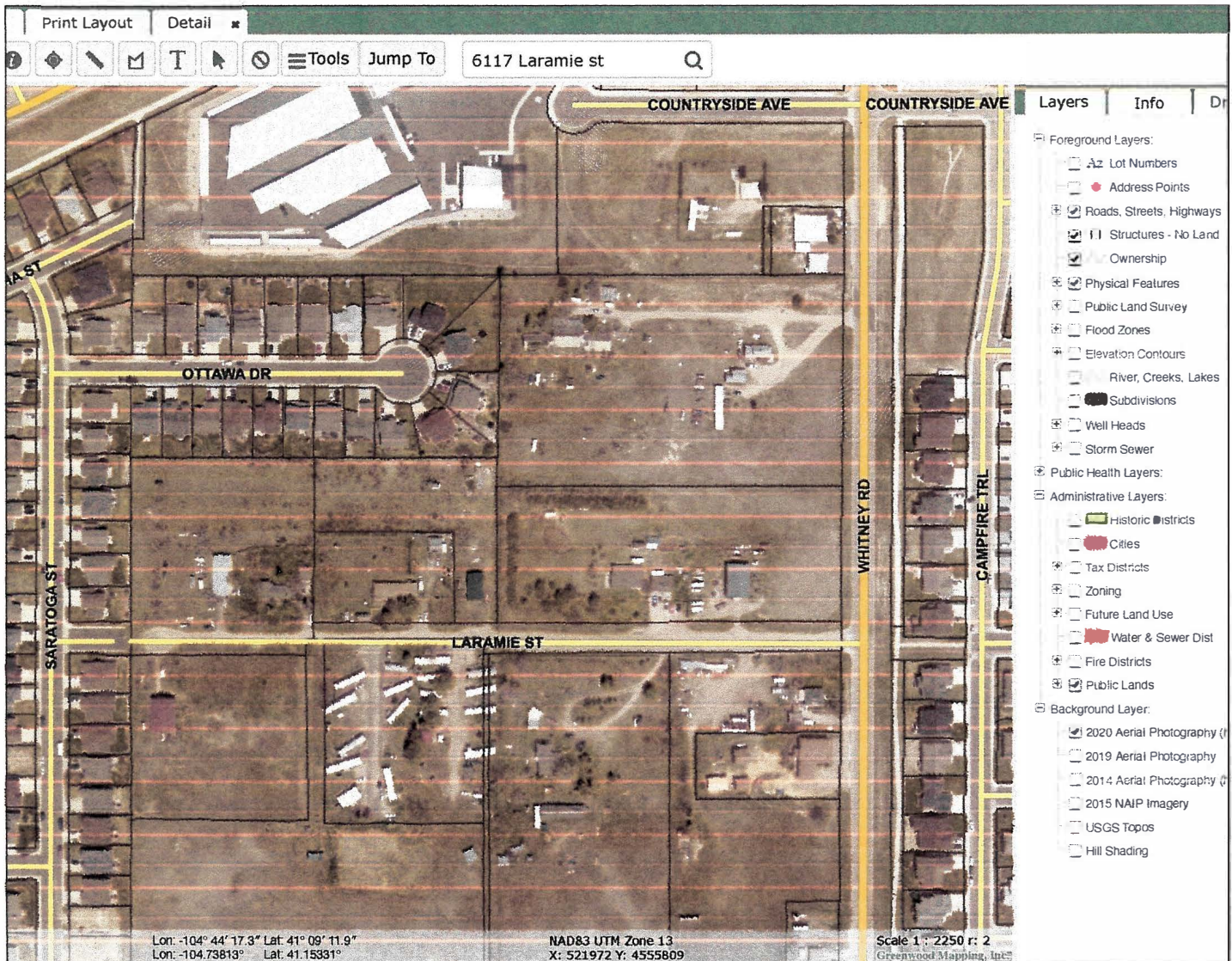
ATTEST:


Debra Lee, Laramie County Clerk

Reviewed and approved as to form:


Laramie County Attorney

HILLTOP FUNDING



Laramie Street Dedication Petition

Prepared for: Laramie County Board Of Commissioners

Prepared by: Rick Redella, on behalf of HillTop Funding

Tuesday, July 27, 2021

Hilltop Funding LLC
1419 Morrie Avenue
Cheyenne, Wyoming 82001

LARAMIE COUNTY CLERK
CHEYENNE, WY

Laramie County Road Petition

2021 JUL 30 A 8:50

Establishment, Alteration or Vacation of County Highway by Petition, Public Hearing, and Board Resolution.

W.S. 24-3-101

“ (b) (i) Any person desiring the establishment, vacation or alteration of a county highway shall in the office of the County Clerk of the proper county (Laramie), a petition signed by five (5) or more electors of the county residing within twenty-five (25) miles of the road proposed to be established, altered, or vacated, in substance as follows: To the Board of County Commissioners of Laramie County. The undersigned ask that a County highway, commencing at (see attached Meets and boundaries) , running thence, and terminating at (See Meets and Boundaries) be established as a (Laramie) County Public Road.

(ii) With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation, or alteration of the county highway is to be made.”

**To the Board of County Commissioners of Laramie County
Wyoming:**

The undersigned ask that a public road as described (see attached “Meets and Boundaries”) be Established as said right-of-way is 60 feet wide named is currently used as Laramie Street.

(Laramie Street has been used by the residents and the Post Office for 70 years)

Tuesday, July 27, 2021

Hilltop Funding LLC
1419 Morrie Avenue
Cheyenne, Wyoming 82001

Laramie County Road Petition (Continued)

Attached are signatures for at least five (5) electors residing within 25 miles of said road and a list of landowners.

Signatures Residents of Laramie Street

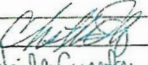
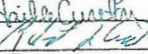
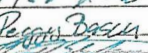


Tuesday, July 27, 2021

Hilltop Funding LLC

1419 Morrie Avenue

Cheyenne, Wyoming 82001

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Christina Stratz		6117 Laramie St #23	SAME	770-412-4109
Nailee Cusack		6117 Laramie St #15	SAME	307-251-5760
Not a List		6112 Laramie St 4	SAME	307-277-7743
Regan Basen		6112 Laramie St 3	SAME	307-369-9544
Paul Erickson		6112 Laramie St 1	SAME	307-365-3900

Tuesday, July 27, 2021

Hilltop Funding LLC
1419 Morrie Avenue
Cheyenne, Wyoming 82001

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
BEN RAYL	[Signature]	4602 E 10 th ST	82001	307-236-0594
J. Fred Volk	[Signature]	2965 Champion	82009	307-410-6597
Ronan Teremine	[Signature]	1937 Cambridge	82001	307-630-0111
Laura Portleiss	[Signature]	2751 EVANS	82001	307-274-6240
Brett Shannon	[Signature]	1615 E 19 th St.	82003 P.O. Box 677	307-366-5233

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

[illegible]

Tuesday, July 27, 2021

Hilltop Funding LLC
1419 Morrie Avenue
Cheyenne, Wyoming 82001

Page 2 of 2

LARAMIE COUNTY ROAD PETITION

East Laramie Street
(Continued)

Respectfully submitted,

1-17-2020

NAME

ADDRESS & PHONE NUMBER

Hilltop Funding Inc

Ricky Rebella

[Signature]

Phone 7 Messenger

EVERGREEN MOBILE HOME PARK
6117 EAST LARAMIE ST
CHEYENNE, WY 82001
847.484.1590

1-17-2020

Charles F. Messenger

Habitat for Humanity of
Laramie County

Kate Wright ED

Little Ridge LLC

Little Ridge Subdivision

John Edwards, member

506 Shoshoni
Cheyenne, WY 82009

US 30 Business Plaza
US30BP, LLC

[Signature] John Edwards Member

506 Shoshoni St.
Cheyenne, WY 82009

Index Page #	Document Type	Grantor(s)	Grantee(s)	Book/Page/Document #	Date Recorded	Notes
Area A P.1-2	Warranty Deed	Pearl Swinbank	Emory M Oakely and Sadie O. Oakley	400/499/441467	Feb. 5, 1946	**60 foot strip south of property for use as public road
Area A-1 P. 1	Warranty Deed (Current Property Deed)	Joe N. Jordan and Pauline L. Jordan	Richard D. Bruckner	1622/1507/309339	Dec. 3, 2001	** Shows restrictions - description does not include any portion of road
Area A-2 P. 1-2	Corrective Quitclaim Deed (Current Property Deed)	Charles F. Messenger and Edith K. Messenger	Messenger Living Trust	2278/1248/592858	June 5, 2012	**Messenger's corrected deed to reflect legal description does not include public roadway
Area A-2 P. 3-4	Quitclaim Deed	Charles F. Messenger and Edith K. Messenger	Messenger Living Trust	2274/1046/590980	May 9, 2012	Messenger First Quitclaim Deed to Trust
Area A-2 P. 5	Correction Warranty Deed	Max O. Priebe and Nancy D. Priebe	Charles F. Messenger and Edith K. Messenger	1252/924/035344	Oct. 13, 1987	Messenger Corrective Warranty Deed - recorded to show public road easement

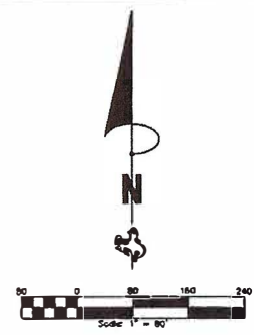
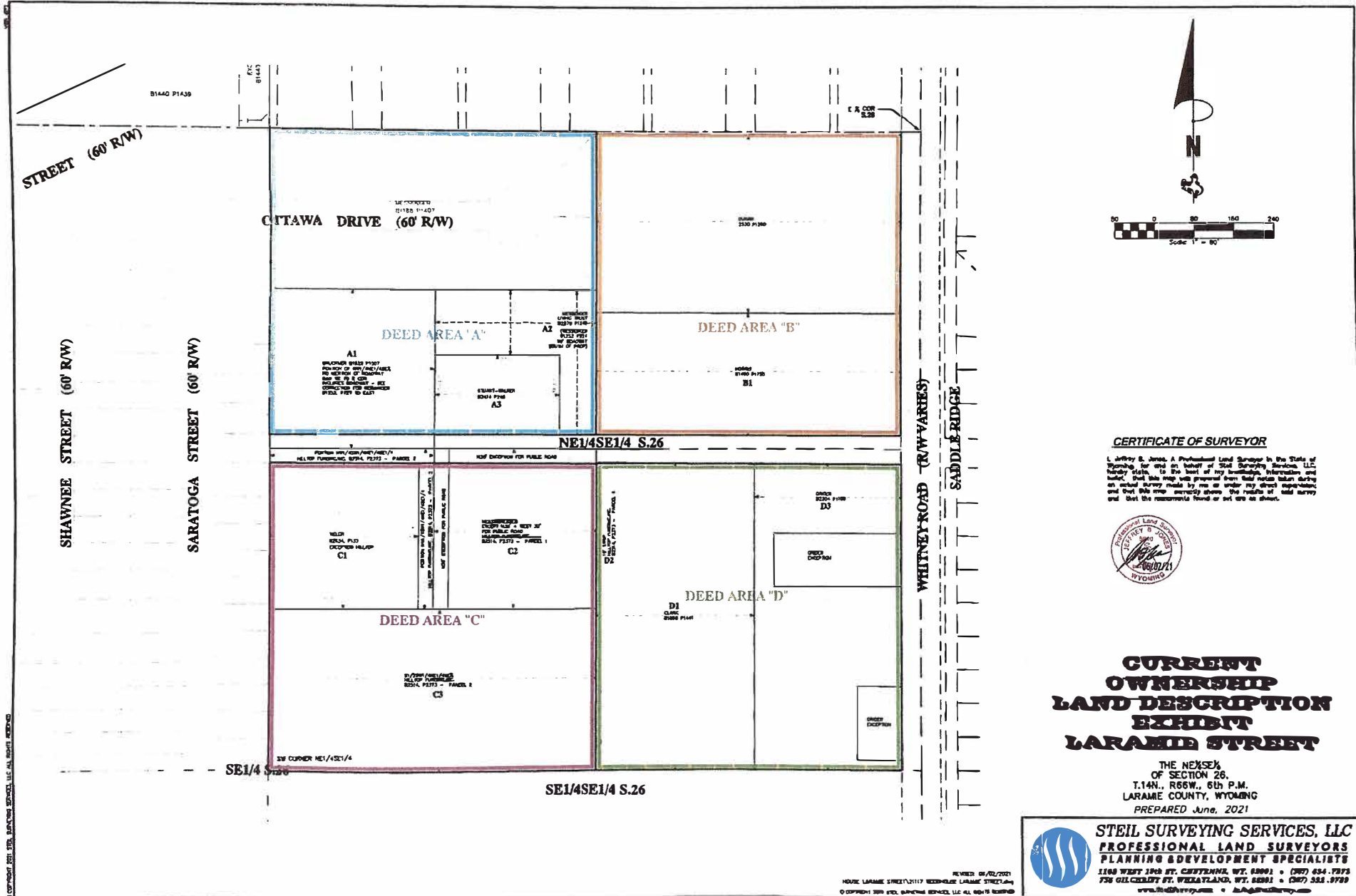
Index Page #	Document Type	Grantor(s)	Grantee(s)	Book/Page/Document #	Date Recorded	Notes
Area A-3 P. 1	Warranty Deed (Current Property Deed)	David C. Morris & Karlene L. Morris	Adam Stuart-Walker and Hannah Stuart-Walker	2618/1213/751144	April 18, 2019	**Legal description does not include any portion of road
Area A-3 P. 2	Warranty Deed	Randy R. Lussier and Kathleen G. Lussier	David C. Morris and Karlene L. Morris	2414/248/648670	Nov. 3, 2014	**Legal description does on include any portion of road

Index Page #	Document Type	Grantor(s)	Grantee(s)	Book/Page/Document #	Date Recorded	Notes
Area B P. 1-2	Warranty Deed	Pearl Swinbank	Alvin H Rogers and Thelma Faye Rogers	394/613/431946	May 11, 1945	**Strip of land 60 feet in width for public road
Area B-1 P. 3	Warranty Deed (Current Property Deed)	Mark T. Morris and Trisha F. Morris	Mark T. Morris and Trisha F. Morris	1490/1755/231198	Aug. 5, 1998	** Previous deed legal description does not include public road

Index Page #	Document Type	Grantor(s)	Grantee(s)	Book/Page/Document #	Date Recorded	Notes
Area D P. 1-2	Warranty Deed	Pearl Swinbank	John. Oakley and Charlotte Oakley	450/426/491163	Nov. 5, 1948	**60 foot strip north of property for use as public road
Area D P. 3	Warranty Deed	Pearl Swinbank	John. M. Oakley and Charlotte Oakely	400/389/441025	Jan. 26, 1946	** 60 foot strip north of property for use as public road
Area D-1 P. 1	Warranty Deed	E. Jayne Clark	Michael D. Clark and E. Jayne Clark	1868/1441/400080	Mar. 8, 2005	**Legal description does not include roadway
Area D-2 P. 1-2	Warranty Deed	Michael D. Clark and E. Jayne Clark	Evergreen Properties, LLC	2514/2370/691474	Sept. 6, 2016	**Previous deed - shows 10 foot strip to Hilltop Funding predecessor
Area D-2 P. 3-4	Warranty Deed	Evergreen Properties, LLC	Hilltop Funding, LLC	2514/2373/691476	Sept. 2, 2016	**Deed for Strip
Area D-3 P. 1-2	Quitclaim Deed	Kristina Christensen(Grider)	Timothy Ray Grider	2304/1109/602930	Nov. 6, 2012	**Legal description does not include public road

Area D-3 P. 3-4	Quitclaim Deed	Kristina Grider	Kristina L. Grider and Timothy R. Grider	1664/1034/328161	Aug. 6, 2002	**Previous Deed - legal description does not include public road
Area D-3 P. 5	Warranty Deed	TG Investments, LLC	Timothy Ray Grider and Kristina L. Grider	1990/387/466687	Jan. 29, 2007	**Previous deed to Griders - legal description does not include public road
Area D-3 P. 6-10	Contract for Deed	Timothy R. Grider	Patrick H. Jenkins	2645/1606/764925	Nov. 1, 2019	**Current Contract for Deed - Grider property

Index Page #	Document Type	Grantor(s)	Grantee(s)	Book/Page/Document #	Date Recorded	Notes
E P. 1-2	Road Maintenance Agreement			1576/1046/287872	Jan. 23, 2001	** Road Maintenance Agreement for Laramie Street as recorded with previous owners



CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision, and that this map correctly shows the results of said survey and that the measurements found on or set are as shown.



**CURRENT
OWNERSHIP
LAND DESCRIPTION
EXHIBIT
LARAMIE STREET**

THE NEXSEK
OF SECTION 26,
T.14N., R.66W., 6th P.M.
LARAMIE COUNTY, WYOMING
PREPARED June, 2021



STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1160 WEST 19th ST., CHEYENNE, WY. 82001 • (307) 634-7373
776 GILCHRIST ST., WHEATLAND, WY. 82201 • (307) 523-7789
www.steelsurvey.com • info@steelsurvey.com

REVISION 06/02/2021
HOUSE LARAME STREET/1117 WEST/1117 LARAME STREET/1117
© COPYRIGHT 2021 STEEL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED

BOOK 400

WARRANTY DEED—Short Form

RECORDED **FEB 5 1946** AT **533** **ATLANTA, GEORGIA**
 RECEPTION NO. **441467** L. R. GOPP, Recorder

Printed and for sale by Pioneer Printing Co.

499

A

Pearl Swinbank, a widow woman, of Denver, Colorado,

grantor

for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS** Dollars
 in hand paid, convey and warrant to **Emory M. Oakley and Sadie O. Oakley,**
 husband and wife, of Cheyenne, Wyoming,

grantees

the following described real estate, situated in the County of **Laramie,** State of Wyoming,
 to-wit: **All that portion of the NE 1/4 SE 1/4 of Section 26, T. 14 N., R. 66 W.**
of the 6th P.M., as more particularly described as follows:

Beginning at a point on the East-West center line of Section 26,
 said point bearing S. 89° 30' W. a distance of 665.5 feet from the
 East one quarter corner of Section 26. Thence S. 0° 20' E. a distance
 of 630.32 feet, thence S. 89° 29' W. a distance of 664.75 feet,
 thence N. 0° 25' W. a distance of 630.26 feet to a point on the
 East-West center line of Section 26, thence N. 89° 30' E. a distance
 of 665.5 feet to the point of beginning. All lying within the NE 1/4
 SE 1/4 of Section 26, T. 14 N., R. 66 W. of the 6th P.M. and contain-
 ing 9.62 acres more or less. It is further stipulated that a strip
 of land 60 feet in width, parallel with and adjacent to the south
 boundary of the above described tract is hereby provided for use
 of the public as a road.

And the said **Grantor** hereby covenants with
 the said **Grantees**

that she is

lawfully seized of said premises; that they are free from encumbrances, and she warrants the
 title thereto against the lawful claims of all persons whomsoever, except.



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the **26th** day of **January**, A. D. 19**46**

Signed, Sealed and Delivered in Presence of **x Pearl Swinbank** [SEAL]

[SEAL]

****60 foot strip south of property for use as public road** [SEAL]

Area A - P.1 [SEAL]

THE STATE OF COLORADO }
 County of Denver } ss.

On this 31 day of January, 1946, before me personally
 appeared Pearl Swinbank, a widow woman, of Denver, Colorado.

to me known to be the person... described in and who executed the foregoing statement, and acknowledged that she...
 executed the same as her... free act and deed, including the release and waiver of the right of homestead, the
 and yet... having been by me fully apprised of... right... and the effect of signing and
 acknowledging the said instrument.



My commission (term) expires on the FEB 29 1948 day of _____, 19____
 notarial seal, this JAN 31 1946 day of _____, 19____

[Signature]
 Notary Public

Area A: P. 2

WARRANTY DEED

Pearl Swinbank

-TO-

Emory M. Oakley and

Sadie O. Oakley

State of WYOMING

County of LARAMIE ss.

This instrument was filed for record at
2:32 o'clock P. M., on the 5
 day of February

A. D., 1946 and duly recorded in

Book 400 on Page 499-500

G. R. [Signature]
 County Clerk and Ex-Officio Register of Deeds

By Dorothy Shultz Deputy

Fees, \$

Pioneer Pig. Co., Cheyenne, Wyo.

1101 West 19th
 Photographed WFO
 Indexed 441487
 Abstracted 44

A-1

LCA-03275-01

WARRANTY DEED

Joc N. Jordan and Pauline L. Jordan, husband and wife

grantor(s), of Laramie County, and State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations in hand paid, receipt whereof is hereby acknowledged, convey and warrant to

Richard D. Bruckner

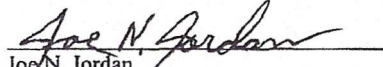
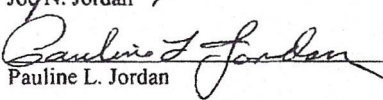
grantee(s) of Laramie County, and State of Wyoming, whose address is 6016 Laramie Street, Cheyenne, WY the following described real estate, situated in Laramie County, and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A portion of the NW1/4NE1/4SE1/4 of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point which bears S 73 degrees 13' W., a distance of 1181.20 feet from the East 1/4 corner of said Section 26; thence S 0 degrees 22.5' E., a distance of 330.14 feet to a point; thence S. 89 degrees 29' W., a distance of 332.65 feet to a point; thence N. 0 degrees 25' W., a distance of 330.13 feet to a point; thence N 89 degrees 29.5' E., a distance of 332.56 feet to the point of beginning.

Subject to any and all restrictions, reservations, covenants and easements of record.

Witness my/our hand(s) on the 30th day of November, 2001.


Joe N. Jordan

Pauline L. Jordan

State of Wyoming

County of Laramie

The foregoing instrument was acknowledged before me by Joe N. Jordan and Pauline L. Jordan, husband and wife on the 30th day of November, 2001.

Witness my hand and official seal.


Notary Public

Commission Expires: _____



**** Shows restrictions - description does not include any portion of road
Area A-1: P. 1 (Current Property Deed)**

RECORDED 12/03/2001 AT 3:44 PM REC# 309339 K# 1622 PG# 1507
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

CORRECTIVE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Charles F. Messenger and Edith K. Messenger, husband and wife, Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, Grantees, the receipt of which is hereby confessed and acknowledged, have remised, released, and forever quitclaimed and by these presents do, for their assigns, successors, and administrators, remise, release and forever quitclaim unto Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, forever, all such right, title, interest, property, possession, claim and demand, as they have or ought to have, in or to all the following described premises described as:

A portion of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), Section Twenty Six (§26), Township Fourteen North (Twsp. 14N), Range Sixty Six West (R66W) of the Sixth Principal meridian (6th P.M.), Laramie County, Wyoming, described as:

Beginning at a point which bears South 73°13' West 1181.20 feet from the East Quarter Corner of said Section Twenty Six (§26); thence North 89°29.5' East 332.46 feet; thence South 0°20' East 300.29 feet; thence South 89° 29' West 332.38 feet' thence North 0°22.5' West 300.4 feet to the Point of Beginning.

LESS that portion thereof that is the subject of that Warranty Deed from Charles F. Messenger and Edith K. Messenger, husband and wife, Grantors, to Kris R. Ziegler and Shelly R. Ziegler, husband and wife, recorded on July 2, 2001, in the office of the Laramie County Clerk and *ex officio* Recorder of Deeds at Book 1598, Page 756 described as:

A portion of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), Section Twenty Six (§26), Township Fourteen North (Twsp. 14N), Range Sixty Six West (R66W) of the Sixth Principal meridian (6th P.M.), Laramie County, Wyoming, described as:

Beginning at the southwest corner of a 2.29 acre parcel belonging to Charles and Edith Messenger, as conveyed in a deed recorded in Book 1252, Page 924, Laramie County Wyoming records, being the TRUE POINT OF BEGINNING; thence N.89°29'E., along the south line of said Messenger parcel, a distance of 255.0 feet to a point; thence N.0°22'30"W., parallel to the west line of said Messenger parcel, a distance of 164.5 feet to a point; thence S.89°29'W., parallel to the south line of said Messenger parcel, a distance of 255.0 feet to a point on the west line of said Messenger parcel; thence S.0°22'30"E., along said west line, a distance of 164.5 feet to the TRUE POINT OF BEGINNING.

****Messenger's corrected deed to reflect legal description does not include public roadway Area A-2: P. 1 (Current Property Deed)**


A-2

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the said premises unto Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, to its own proper use and behoof forever. So that neither Charles F. Messenger and Edith K. Messenger, husband and wife, nor any other person in their names or behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

This Corrective Quitclaim Deed is filed for the purpose of correcting the legal description set forth in that Quitclaim Deed recorded on May 9, 2012, in the office of the Laramie County Clerk and *ex officio* Recorder of Deeds at Book 2274, Page 1046.

~~May~~ IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of ~~June~~ ^{May}, 2012.

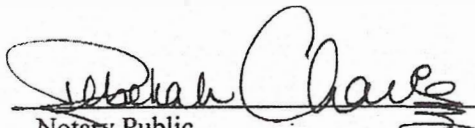

Charles F. Messenger


Edith K. Messenger

STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)


The foregoing instrument was acknowledged, subscribed and sworn to before me by Charles F. Messenger and Edith K. Messenger this 31st day of ~~June~~ ^{May}, 2012.




Notary Public

My commission expires: July 21, 2012

Area A-2: P. 2 (Current Property Deed)


RECORDED 6/05/2012 AT 2:40 PM REC# 592585 BK# 2278 PG# 1249
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

A-2

RECORDED 5/09/2012 AT 4:25 PM REC# 590980 BK# 2274 PG# 1046
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Charles F. Messenger and Edith K. Messenger, husband and wife, Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, Grantees, the receipt of which is hereby confessed and acknowledged, have remised, released, and forever quitclaimed and by these presents do, for their assigns, successors, and administrators, remise, release and forever quitclaim unto Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, forever, all such right, title, interest, property, possession, claim and demand, as they have or ought to have, in or to all the following described premises described as:

A portion of the Northeast Quarter of the Southeast Quarter (NW1/4SE1/4), Section Twenty Six (§26), Township Fourteen North (Twp. 14N), Range Sixty Six West (R66W) of the Sixth Principal meridian (6th P.M.), Laramie County, Wyoming, described as:


Beginning at a point which bears South 73°13' West 1181.20 feet from the East Quarter Corner of said Section Twenty Six (§26); thence North 89°29.5' East 332.46 feet; thence South 0°20' East 300.29 feet; thence South 89° 29' West 332.38 feet' thence North 0°22.5' West 300.4 feet to the Point of Beginning,

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the said premises unto Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, to its own proper use and behoof forever. So that neither Charles F. Messenger and Edith K. Messenger, husband and wife, nor any other person in their names or behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9 day of May, 2012.

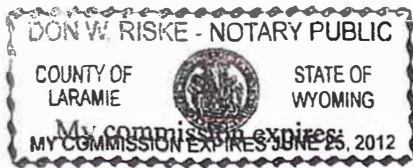

Charles F. Messenger


Edith K. Messenger

[illegible]

The foregoing instrument was acknowledged, subscribed and sworn to before me by Charles F. Messenger and Edith K. Messenger this 9 day of May, 2012.

WITNESS my hand and official seal.



Notary Public

RECORDED 5/09/2012 AT 4:25 PM REC# 590980 BK# 2274 PG# 1047
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

A-2

THE TITLE GUARANTY COMPANY OF WYOMING, INC.
FORM 3-C

CORRECTION

WARRANTY DEED

COPY TO ASSESSOR

This instrument filed for record on the
day of 19 at o'clock M.
and Recorded in Book of
Page
No. County Clerk

Max O. Priebe and Nancy D. Priebe, husband and wife,
grantor^s, of Laramie County, and State
of Wyoming, for and in consideration of
One Dollar and Other Valuable Consideration DOLLARS
in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO
Charles F. Messenger and Edith K. Messenger, husband and wife
grantee^s, of Laramie County and State of Wyoming
the following described real estate, situate in Laramie County and State
of Wyoming, to-wit:

All that portion of land lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section
26, Township 14 North, Range 66 West of the 6th P.M.,
Laramie County, Wyoming, being described as follows:

Beginning at a point which bears S. 73° 13' W. a
distance of 1181.20 feet from the East $\frac{1}{4}$ Corner of
said Section 26; thence N. 89° 29.5' E. a distance
of 332.46 feet to a point; thence S. 0° 20' E. a
distance of 300.29 feet to a point; thence S. 89° 29' W.
a distance of 332.38 feet to a point; thence N. 0° 22.5' W.
a distance of 300.4 feet to the point of beginning.

That portion of land herein described contains 2.29 acres,
more or less. It is further stipulated that a strip of land
60 feet in width, parallel with and adjacent to the south
boundary of the above described tract is hereby provided for
use of the public as a road.

This deed is given to correct the easement for a public road.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS their hand^s this 13 day of Oct, 19 87.

Max O. Priebe
Nancy D. Priebe



The foregoing instrument was acknowledged before me by
Max O. Priebe and Nancy D. Priebe

this 13 day of Oct, 19 87.

Witness my hand and official seal.

My Comm. Expires MAY 15, 1991

James L. [Signature]
Title of Officer

BOOK 1252

924

A-3



REC# 751144

RECORDED 4/18/2019 AT 2:54 PM BK# 2618 PG# 1213
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

File No.: 4521-2956880 (AM)

WARRANTY DEED

FIRST AMERICAN

David C. Morris and Karlene L. Morris, husband and wife, grantor(s) of Crawford County, State of PA, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Adam Stuart-Walker and Hannah Stuart-Walker, husband and wife, grantee(s),

whose address is: 6108 Laramie Street, Cheyenne, WY 82001 of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows:

Beginning at a point which bears S.73°13'W, a distance of 1181.20 feet from the East $\frac{1}{4}$ corner of said Section 26; thence N.89°29.5'E., a distance of 332.46 feet to a point; thence S.0°20'E., a distance of 330.29 feet to a point, thence S.89°29'W., a distance of 332.38 feet to a point; ; thence N.89°29'E., along the South line of said Messenger parcel, a distance of 255.0 to a point; thence N.0°22'30"W., parallel to the West line of said Messenger parcel, a distance of 164.5 feet to a point; thence S.89°29'W., parallel to the South line of said Messenger parcel, a distance of 255.0 feet to a point on the West line of said Messenger parcel; thence S.0°22'30"E., along said West line, a distance of 164.5 feet to the true point of beginning.

This deed is to modify the legal description contained in the Warranty Deed recorded November 3, 2014 in Book 2414 Page 248.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my hand(s) this

16 day of April, 2019.

David C. Morris

Karlene L. Morris

State of

PA

County of

Crawford

This instrument was acknowledged before me on this 16 day of April, 2019, by David C. Morris and Karlene L. Morris, husband and wife.

Kelly Muckinhaupt
Notary Public

My commission expires: 9-24-2021

****Legal description does not include any portion of road
Area A-3: P. 1 (Current Property Deed)**

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kelly Muckinhaupt, Notary Public
City of Meadville, Crawford County
My Commission Expires Sept. 24, 2021
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

A-3

Recorded by
First American Title

File No.: 4523-2326997 (SV)

WARRANTY DEED

Randy R. Lussier and Kathleen G. Lussier, husband and wife, grantor(s) of Laramie County, State of WY, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

R. Lussier

David C. Morris and Karlene L. Morris, husband and wife, grantee(s),

whose address is: **6108 Laramie Street, Cheyenne, WY 82001** of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows:

Beginning at the Southwest corner of a 2.29 acre parcel belonging to Charles and Edith Messenger, as conveyed in a deed recorded in Book 1252, Page 924, Laramie County, Wyoming records, being the true point of beginning; thence N.89°29'E., along the South line of said Messenger parcel, a distance of 255.0 to a point; thence N.0°22'30"W., parallel to the West line of said Messenger parcel, a distance of 164.5 feet to a point; thence S.89°29'W., parallel to the South line of said Messenger parcel, a distance of 255.0 feet to a point on the West line of said Messenger parcel; thence S.0°22'30"E., along said West line, a distance of 164.5 feet to the true point of beginning.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 31 day of October, 2014.

Randy R. Lussier
Randy R. Lussier

Kathleen G. Lussier
Kathleen G. Lussier

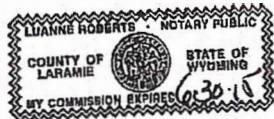
State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on this 31 day of October, 2014 by **Randy R. Lussier and Kathleen G. Lussier**.

Luanne Roberts
Notary Public

My commission expires: 6-30-15



RECP #: 648670
RECORDED 11/3/2014 AT 10:15 AM BK# 2414 PG# 248
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

****Legal description does on include any portion of road**
Area A-3: P.2

B

RECORDED.. MAY 11 1945 .. AT 4:35 .. O'CLOCK .. P.M.
 RECEIPTION NO. 431946 .. WALTER H. FRANSON, RECORDER

PEARL SWINBANK, A WIDOW,

grantor

for and in consideration of \$1.00 and other consideration .. Dollars

in hand paid, conveyance and warrants to

ALVIN H. ROGERS and Thelma Faye Rogers, husband and wife

grantee

the following described real estate, situated in the County of Laramie .. State of Wyoming,
 to wit: All that portion of the NE 1/4 of Section 26, Township 14 North, Range

66 West of the 6th Principal Meridian, described as follows; Beginning at
 a point on the East-West center line of Section 26, said point being the
 intersection of the West right of way line of an existing county road and
 the East-West center line of Section 26 and bearing S 89°30' W a distance
 of 40 feet from the East quarter corner of Section 26, thence S. 0°20' E. a
 distance of 630.38 feet along the West right of way line of the aforementioned
 county road, thence S 89°29' W a distance of 624.75 feet, thence N 0°20' W.
 a distance of 630.32 feet to a point on the East-West center line of Section
 26, thence N. 89°30' E. a distance of 625.5 feet along the above mentioned
 center line of Section 26 to the point of beginning. All lying within the
 NE 1/4 of Section 26, Township 14 N., Range 66 W., of the 6th P.M. and
 containing 9.04 acres more or less.

It is further stipulated that a strip of land 60 feet in width,
 parallel with and adjacent to the south boundary of the above tract is
 hereby provided for the use of the public as a road.

And the said grantor hereby covenant with
 the said grantee

that she
 lawfully seized of said premises: that they are free from encumbrances, and she will warrant the
 title thereto against the lawful claims of all persons whomsoever, except.



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 10th day of May, A. D. 1945

Signed, Sealed and Delivered in Presence of

M. B. McLaughlin

Pearl Swinbank [SEAL]

[SEAL]

[SEAL]

[SEAL]

Strip of land 60 feet in width for public road
 Area B: P. 1

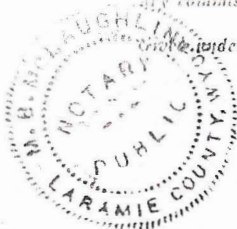
B

THE STATE OF Wyoming }
COUNTY OF Laramie } ss.

On this 10th day of May, 1945, before me personally
appeared Pearl Swinback, a widow

to me known to be the person..... described in and who executed the foregoing statement, and acknowledged
that she executed the same as her free act and deed, including the release
and waiver of the right of homestead, ~~the right of homestead, the right of dower, the right of curtesy, the right of~~
~~the right of survivorship, and the right of reversion, and the right of redemption, and the right of~~
~~the right of redemption, and the right of redemption, and the right of redemption, and the right of~~

My commission (term) expires on the 15th day of November, 1945
notarial
under my hand and seal, this 10th day of May, 1945



M. B. McLaughlin
Notary Public

Area B: P. 2

No.
WARRANTY DEED

-70-

State of WYOMING }
County of LARAMIE } ss.

This instrument was filed for record at

4:35 o'clock P. M., on the 11

day of May

A. D., 1945, and duly recorded in

Book 394 on Page 613, 614

W. J. McLaughlin
County Clerk and Ex-Officio Register of Deeds

By _____ Deputy

Fees, \$ 5.00

Plummer Pig. Co., Cheyenne, Wyo.

Mrs. Alvin Rogers
Harry Delaney
Cheyenne, Wyo.

B-1

231198

COPY TO ASSESSOR

8

LARAMIE COUNTY CLERK
CHEYENNE, WY.

'98 AUG 5 PM 4 07

WARRANTY DEED

T-11684

Mark T. Morris and Trisha F. Morris, husband and wife grantor(s) of Laramie County and State of Wyoming, for and in considerations of *****Ten Dollars and other good and valuable considerations***** in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Mark T. Morris and Trisha S. Morris, husband and wife grantee(s), County of Laramie and State of Wyoming the following described real estate, situate in Laramie County and State of Wyoming, to-wit:

A parcel of land in the NE1/4 of the SE1/4 of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming and more particularly described as follows.

Beginning at a point which is 40.00 feet S.89°30'W. and 370.80 feet S.0°18'E. on the EW corner of Section 26, Township 14 North, Range 66 West, which point of beginning is on the west right-of-way line of the County road; running thence S.0°18'E., along the west right-of-way line of the County Road, a distance of 254.40 feet to a point; thence running westward a distance of 624.60 feet to point; thence running N.0°17'W. a distance of 254.20 feet to a point; thence running N.89°30'E. a distance of 625.40 feet to the point of beginning.

ADDRESS: 6912 Laramie St., Cheyenne WY 82001

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS our hand(s) this 30 day of July, 1998.

Mark T. Morris

Trisha F. Morris aka Trisha S. Morris

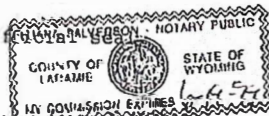
** Previous deed legal description does not include public road

Area B.T.P.

State of Wyoming)
County of Laramie)s

The foregoing instrument was acknowledged before me by Mark T. Morris and Trisha F. Morris a/k/a Trisha S. Morris, husband and wife this 30 day of July, 1998.

Witness my hand and o



My Commission Expires:

Luana Salvesson

NOTARY PUBLIC

BOOK 1490

1755

Pearl Swinbank, a Widowed Woman, of Denver, Colorado,

grantor

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS Dollars
in hand paid, conveyance and warrant to E. M. Oakley a married man and John M.
Oakley, a married man, of Cheyenne, Wyoming,

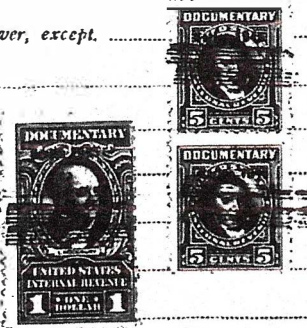
grantee

the following described real estate, situated in the County of Laramie, State of Wyoming,
to-wit: All that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, T. 14 N., R. 66 W. of
the 6th P.M., as more particularly described as follows:

Beginning at a point which bears S. 89° 30' W. a distance of 665.5 feet,
thence S. 0° 20' E. a distance of 690.32 feet from the East one quarter
corner of Section 26. Thence S. 0° 20' E. a distance of 630.32 feet to
a point on the south line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, thence S. 89° 30'
W. a distance of 663.95 feet to the Southwest corner of the aforementioned
NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, thence N. 0° 25' W. a distance of 630.28 feet,
thence N. 89° 29' E. a distance of 664.67 feet to the point of beginning.
All lying within the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, T. 14 N., R. 66 W. of the 6th
P.M. and containing 9.61 acres more or less.

It is further stipulated that a strip of land 60 feet in width, parallel
with and adjacent to the north boundary of the above described tract is
hereby provided for the use of the public as a road.

And the said Grantor hereby covenant with
the said Grantees
that she is
lawfully seized of said premises; that they are free from encumbrances, and she warrant the
title thereto against the lawful claims of all persons whomsoever, except.



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, 4th day of April, A. D. 1946

Signed, Sealed and Delivered in Presence of

Clifford Andersen

Wm. C. Williams

x *Pearl Swinbank* [SEAL]

[SEAL]

[SEAL]

[SEAL]

**60-foot strip north of property for use as
public road
Area C: P. 1

THE STATE OF COLORADO }
COUNTY OF DENVER } ss.

On this fourth day of April, 1946, before me personally appeared Pearl Swinbank, a widowed woman, of Denver, Colorado,

to me known to be the person... described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, including the release and waiver of the right of homestead, ~~and~~ having been by me fully apprised of her right and the effect of signing and acknowledging the said instrument.

My commission (term) expires on the fifteenth day of March, 1948.
Given under my hand and notarial seal, this 4th day of April, 1946.
Commission expires March 15, 1948
Notary Public

RECORDED. APR 23 1946 AT 120 O'CLOCK P.M.
WARRANTY DEED—Short Form Printed and for sale by Pioneer Printing Co.
RECEPTION NO. 444880 L. R. GOOP, Recorder

E. D. Brookshier (widower)

grantor
for and in consideration of One Dollar and no/100----- Dollars
in hand paid, convey and warrant to B. E. Cowles

grantee
the following described real estate, situated in the County of Laramie, State of Wyoming.
to-wit: Tract Thirty-two (32) in what is known as Cheyenne Irrigated Gardens,
located in the Southeast Quarter (SE₁) of Section Four (4) Township
Thirteen (13) North Range Sixty-six (66) West of the 6th P. M., Laramie
County, Wyoming together with a 1/36th interest in and to the grantors
Crow Creek water right as same is decreed to said Southeast Quarter (SE₁)
of Section Four (4) above mentioned together also with a like interest in
and to the pumping plant located on Tract Five (5) of said Cheyenne
Irrigated Gardens, subject to annual assessment for the maintenance and
supervision thereof as agreed by the majority of water share holders.

C-1



RECP #: 759891

RECORDED 8/21/2019 AT 3:22 PM BK# 2634 PG# 1339

Debra K Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

WARRANTY DEED

John Welch and Susan Welch, husband and wife, GRANTORS, of 3539 Shawnee Street, Cheyenne, Laramie County, Wyoming, for and in consideration of Ten dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO John W. Welch and Susan Welch, Trustees under that certain trust agreement entitled the John W. and Susan Welch Family Trust Agreement dated August 20, 2019, and their successor or successors in Trust, GRANTEE, of 3539 Shawnee Street, Cheyenne, Wyoming 82001, the following-described real estate, situate in Laramie County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

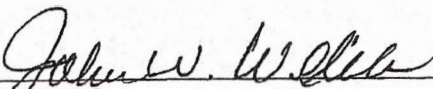
All that portion of the NE1/4 of the SE1/4 of Section 26, T. 14 N., R. 66 W. of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

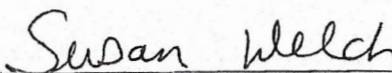
Beginning at a point 330.13 feet North of the Southwest corner of the NE1/4 of the SE1/4 of Section 26, T. 14 N., R. 66 W. of the 6th P.M., from said point a distance of 300 feet North; thence East a distance of 302 feet; thence South a distance of 300 feet; thence West a distance of 302 feet to the point of beginning; also known as 6001 Laramie Street.

Subject to all covenants, restrictions, reservations, easement, conditions and rights appearing of record.

The provisions of Wyo. Stat. § 4-10-402(c) shall apply to the property conveyed hereby, as well as to any proceeds resulting from the sale or disposition of that property.

WITNESS our hands this 20th day of August, 2019.


John Welch


Susan Welch

****Legal Description does not include public road
Area C-1: P.1 (Current Property Deed)**

C-1

STATE OF WYOMING)
) ss
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by John W. Welch and Susan Welch, this 20th day of August, 2019.



Notary Public

SEAL



My commission expires:



RECP #: 759891

RECORDED 8/21/2019 AT 3:22 PM BK# 2634 PG# 1340
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

WARRANTY DEED
PAGE 2 OF 2

C-2

WARRANTY DEED—FORM NO. 8

AUG 20 1985

RECORDED AT 440 JANET G. WILLIAMS, Recorder

Photographed

INDEXED

FILED

WARRANTY DEED

ADAM G. SCHLIDT also known as A.G. SCHLIDT and JUDY E. SCHLIDT,

husband and wife,

grantor(s), of Laramie County, and State

of Wyoming, for and in consideration of

Ten Dollars and other valuable consideration

XXXXXX

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

WILLIS A. SHRIVER and LEAH G. SHRIVER, husband and wife,

grantee(s), whose address is

the following described real estate, situate in Laramie County and State

of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section Twenty-six (26), Township Fourteen (14) North, Range Sixty-six (66) West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the South line of said subdivision, which point of beginning is South 1320.75 feet and West 340 feet from the East Quarter corner of said Section 26; thence Westerly, along the South line of said subdivision, 323.95 feet to the Southwest corner of said subdivision; thence Northerly, along the West line of said subdivision, 630.32 feet to a point 30 feet South of the North line of said subdivision; thence Easterly, parallel to the North line of said subdivision 324.67 feet to a point; thence Southerly, parallel to the East line of said subdivision, 630.34 feet to the point of beginning.

Subject to easements of record.

WITNESS OUR hands this 9th day of August, 1985.

ADAM G. SCHLIDT

JUDY E. SCHLIDT

BY:

As Attorney in Fact

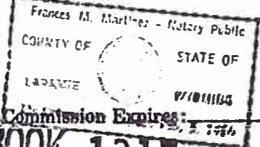
State of WYOMING
County of LARAMIE } ss.

The foregoing instrument was acknowledged before me by WILLIAM A. RINER, as

Attorney in Fact for, Adam G. Schlidt AKA A.G. Schlidt and Judy E. Schlidt

this 9th day of August, 1985.

Witness my hand and official seal.



Francis M. Martinez
Signature

Notary Public
Title of Officer

My Commission Expires

BOOK 1217

1211

**1985 Deed does not include North 30 feet
Area C-2: P.1

Recorded by
First American Title

C-3

File No.: 4523-2649984 (SV)

WARRANTY DEED

Evergreen Properties, LLC, a Wyoming limited liability company, grantor(s) of Laramie County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, In hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Hilltop Funding, Inc, a Wyoming Close Corporation, grantee(s),

whose address is: **13131 Dierick Drive, Mountain View, CA 94040** of _____ County and State of CA, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

Parcel 1:

NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, EXCEPT the North 30 feet and the West 30 feet thereof which is reserved for the use of the public for road purpose.

Parcel 2:

NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, EXCEPT that portion conveyed in Book 958, Page 106, records of Laramie County, Wyoming, described as follows:

Beginning at a point 330.13 feet North of the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P.M., from said point a distance of 300 feet North; thence East a distance of 302 feet; thence South a distance of 300 feet; thence West a distance of 302 feet to the point of beginning.

Parcel 3:

Lots 13 and 14, Block 5, Resubdivision of Lake Minnehaha Addition to the City of Cheyenne, Laramie County, Wyoming.

Parcel 4:

A portion of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the southeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 26, being the southwest corner of the property deeded and recorded in Book 1217, Page 1311 of Laramie County Recorder's Office in Laramie County, Wyoming, being the true point of beginning; thence N.00°18'26"E., a distance of 629.42 feet along the West property line of said deed; thence S.89°51'05"E., a distance of 10.00 feet along the North property line of said recorded deed; thence S.00°18'26"W., a distance of 629.41 feet to a point on the South property line of said recorded deed; thence N.89°53'20"W., a distance of 10.00 feet along the South property line of said recorded deed, to the true point of beginning.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 30 day of August, 2016



RECP #: 691476

RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2373
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

C-3

WARRANTY DEED-continued

File No.: 4523-2619984 (SV)

Evergreen Properties, LLC

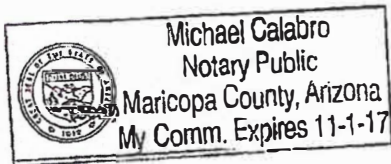
By Gale L. Medlin

Name: Gale L. Medlin

Title: Managing Member

State of Arizona)
)ss.
County of Maricopa)

This instrument was acknowledged before me on this 30th day of Aug,
2016 by Gale L. Medlin, the Managing Member of Evergreen Properties, LLC, a Wyoming
limited liability company.



[Signature]
Notary Public

My commission expires: Nov 1, 2017

RECP #: 691476
RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2374
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

D

WARRANTY DEED—Short Form

RECORDED NOV 5 1948

491163

AT 12 43 O'CLOCK P.M.

BOOK 450

EXCEPTION No.

Printed and for sale by Pioneer Printing Co.

L.S. R. GOPP, Recorder

Pearl Swinbank, a widow and unmarried, of Denver, Colorado,

grantor,

for and in consideration of other valuable consideration and Ten Dollars
in hand paid, convey S. and warrant S. to

John M. Oakley and Charlotte Oakley, husband and wife, grantee S.

the following described real estate, situated in the County of Laramie, State of Wyoming,

to-wit: All that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, T. 14 N., R. 66 W.,

more particularly described as follows:

beginning at a point which bears S 89° 30' W a distance of 40 feet;
thence S 0° 20' E a distance of 690.38 feet along the west right-of-
way line of an existing county road, from the E $\frac{1}{4}$ corner of said Sec-
tion 26.

Thence (from the point of beginning) S 0° 20' E, along said West R/W
line of an existing county road, a distance of 630.37 feet; thence
S 89° 30' W, along the south line of NE $\frac{1}{4}$ SE $\frac{1}{4}$ said section 26, a distance
of 623.95 feet; thence N 0° 20' W a distance of 630.32 feet; thence
N 89° 28' E a distance of 624.67 feet to the point of beginning. All
lying within the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 26, T. 14 N., R. 66 W., 6th P. M. and
containing 9.03 acres, more or less.

It is further stipulated that a strip of land 60 feet in width,
parallel with and adjacent to the North boundary of the above de-
scribed tract is hereby provided for use of the public as a road.

This is a correction deed correcting the description of that deed
recorded January 26, 1946, in Book 400 at Page 389 of the Laramie
County Records.

And the said grantor hereby covenant S. with
the said grantees

that she is

lawfully seized of said premises; that they are free from encumbrances, and she warrant S. the
title thereto against the lawful claims of all persons whomsoever, except none

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 2nd day of October, A. D. 19 48.

Signed, Sealed and Delivered in Presence of

Pearl Swinbank [SEAL]

PEARL SWINBANK [SEAL]

[SEAL]

**60 foot strip north of property for use as public road

Area D: P. 1

D

BOOK 450

427

THE STATE OF Colorado }
COUNTY OF Denver } ss.

On this 2nd day of October, 1948, before me personally
appeared _____

Pearl Swinbank, a widow and unmarried,

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she
executed the same as her free act and deed, including the release and waiver of the right of homestead, then
and there having been by me fully apprised of the nature and effect of signing and
acknowledging the same.

My commission (term) expires on the August 25, 1952 day of November, 1948

Given under my hand and seal, this 2nd day of October, 1948

Frank D. Ross

Notary Public in and for said
County and State.



RECORDED NOV 5 1948 225 PM
WARRANTY DEED - Short Form 491182
Printed and for sale by Pioneer Printing Co.
RECEPTION No. 11-5118 K. GOPP, Recorder

WARRANTY DEED

Know all men by these presents: That I, Arthur D. Griggs,
a single man, - - - - -

grantor

for and in consideration of Ten Dollars and other valuable consideration - - - - - Dollars
in hand paid convey^s and warrant^s to David R. Milburn and Mildred E. Milburn, husband and
wife, - - - - -

grantee^s

the following described real estate, situated in the County of - - - - - Laramie - - - - - State of Wyoming,
to-wit: - - - Lot One (1), in Block Six Hundred Fifty-eight (658) in South Cheyenne,

in the City of Cheyenne, Laramie County, Wyoming, according to the
recorded plat thereof now on file in the Office of the County Clerk
and Ex-Officio Register of Deeds, in and for Laramie County, Wyoming. - - -



Area D-1-2

BOOK 400

D

WARRANTY DEED—Short Form

RECORDED... JAN. 26 1948... AT 1004... P.M. Printed and for sale by Pioneer Printing Co.
RECEPTION NO. 441625 VERNER H. JACKSON, RECORDER

389

Pearl Swinbank, a widow woman, of Denver, Colorado,

grantor

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS
in hand paid, conveyS and warrantS to John M. Oakley and Charlotte Oakley, husband
and wife, of Cheyenne, Wyoming,

grantees

the following described real estate, situated in the County of Laramie, State of Wyoming,

to-wit: All that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, T. 14 N., R. 66 W.

of the 6th. P. M., more particularly described as follows:

Beginning at a point which bears S98° 30' W. a distance of 40 feet,
thence S. 0° 20' E. a distance of 690.38 feet along the West right of
way line of an existing County Road, from the East one quarter cor-
ner of Section 26, Thence S. 0° 20' E. along said West right of way
line of an existing County road a distance of 630.37 feet, thence
S. 89° 30' W. along the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26 a
distance of 623.95 feet, thence N. 0° 20' W. a distance of 630.32
feet, thence N 89° 29' E. a distance of 624.67 feet to the point
of beginning. All lying within the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, T. 14 N.,

R. 66 W. of the 6th. P.M. and containing 9.03 acres more or less.

It is further stipulated that a strip of land 60 feet in width,
parallel with and adjacent to the North boundary of the above de-
scribed tract is hereby provided for use of the public as a road.

And the said Grantor hereby covenantS with

the said Grantees

that she is

lawfully seized of said premises; that they are free from encumbrances, and she warrantS the
title thereto against the lawful claims of all persons whomsoever, except.



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 21st day of January A. D. 1946

Signed, Sealed and Delivered in Presence of Pearl Swinbank [SEAL]

[SEAL]

[SEAL]

60 foot strip north of property for use as public road

Area D: P. 3

[SEAL]

D-1

File No.: 4529-525958 (DK)

WARRANTY DEED

E. Jayne Clark, a married woman, grantor(s) of **Laramie County**, State of **WY**, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Michael D. Clark and E. Jayne Clark, husband and wife, grantee(s),

whose address is: 6213 Laramie St. , Cheyenne of **Laramie County** and State of **Wyoming**, the following described real estate, situate in **Laramie County** and State of **Wyoming**, to wit:

All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the South line of said subdivision, which point of beginning is South 1320.75 feet and West 340 feet from the East Quarter corner of said Section 25; thence Westerly, along the South line of said subdivision 323.95 feet to the Southwest corner of said subdivision; thence Northerly, along the West line of said subdivision, 630.32 feet to a point 30 feet South of the North line of said subdivision; thence Easterly, parallel to the North line of said subdivision 324.67 feet to a point; thence Southerly, parallel to the East line of said subdivision, 630.34 feet to the point of beginning.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 23rd day of February, 20 05.

E. Jayne Clark
E. Jayne Clark

State of **Wyoming**)
)ss.
County of **Laramie**)

The foregoing instrument was acknowledged before me this 23rd day of February, 20 05, by **E. Jayne Clark**.

Witness my hand and official seal.

My commission expires:

1/9/07

Lisa Eastman
Notary Public



RECORDED 3/08/2005 AT 3:44 PM REC# 411180 BK# 1868 PG# 1441
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

PREPARED BY AND AFTER RECORDING RETURN TO:

THE SALISBURY FIRM, P.C.
P.O. Box 1617
Cheyenne, WY 82003
(307) 634-2002



RECP #: 691474
RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2370
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

WARRANTY DEED

Michael D. Clark and E. Jayne Clark, husband and wife, Grantors, for and in consideration of \$10.00 and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Evergreen Properties, LLC, a Wyoming limited liability company, Grantee, whose address is 31685 N. Sunflower Way, San Tan Valley, Arizona, 85143, the following described real estate situate in Laramie County, Wyoming:

A portion of the West half (W $\frac{1}{2}$) of the Southeast quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, MORE PARTICULARLY DESCRIBED AS:

The property located within the Western ten feet (10') of the West half (W $\frac{1}{2}$) of the Southeast quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of said Section 26.

Commencing at the Southeast corner of the Southwest quarter (SW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of said Section 26, being the Southwest corner of the property deeded and recorded in Book 1217, Page 1311 of the Laramie County Recorder's office in Laramie County, Wyoming, being the true point of beginning.

Thence North 00°18'26" East, a distance of 629.42 feet along the West property line of said recorded deed to a point on the North property line of said deed.

Thence South 89°51'05" East, a distance of 10.00 feet along the North property line of said recorded deed.

Thence South 00°18'26" West, a distance of 629.41 feet to a point on the South property line of said recorded deed.

Thence North 89°53'20" West, a distance of 10.00 feet along the South property line of said recorded deed, to the true point of beginning.

The Legal Area is 0.16 acres.

D-2

Grantors hereby covenant with the said Grantee that Grantors are lawfully seized of said premises; that they are free from encumbrances; and Grantors warrant the title thereto against the lawful claims of all persons whomsoever, except: restrictions, reservations, easements and encumbrances of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the state of Wyoming.

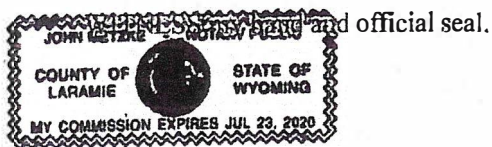
WITNESS our hands this 22nd day of August, 2016.

Michael D. Clark
Michael D. Clark

E. Jayne Clark
E. Jayne Clark

STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

On this 22nd day of August, 2016, the foregoing Warranty Deed was acknowledged before me by Michael D. Clark and E. Jayne Clark, personally known to me.



John J. Metzke
NOTARY PUBLIC

My Commission expires: 7/23/2020



RECP #: 891474
RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2371
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

Recorded by
First American Title

D-2

File No.: 4523-2649984 (SV)

WARRANTY DEED

Evergreen Properties, LLC, a Wyoming limited liability company, grantor(s) of Laramie County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Hilltop Funding, Inc, a Wyoming Close Corporation, grantee(s),

whose address is: **13131 Dierick Drive, Mountain View, CA 94040** of
County and State of **CA**, the following described real estate, situate in
Laramie County and State of Wyoming, to wit:

Parcel 1:

NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, EXCEPT the North 30 feet and the West 30 feet thereof which is reserved for the use of the public for road purpose.

Parcel 2:

NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, EXCEPT that portion conveyed in Book 958, Page 106, records of Laramie County, Wyoming, described as follows:

Beginning at a point 330.13 feet North of the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P.M., from said point a distance of 300 feet North; thence East a distance of 302 feet; thence South a distance of 300 feet; thence West a distance of 302 feet to the point of beginning.

Parcel 3:

Lots 13 and 14, Block 5, Resubdivision of Lake Minnehaha Addition to the City of Cheyenne, Laramie County, Wyoming.

Parcel 4:

A portion of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the southeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 26, being the southwest corner of the property deeded and recorded in Book 1217, Page 1311 of Laramie County Recorder's Office in Laramie County, Wyoming, being the true point of beginning; thence N.00°18'26"E., a distance of 629.42 feet along the West property line of said deed; thence S.89°51'05"E., a distance of 10.00 feet along the North property line of said recorded deed; thence S.00°18'26"W., a distance of 629.41 feet to a point on the South property line of said recorded deed; thence N.89°53'20"W., a distance of 10.00 feet along the South property line of said recorded deed, to the true point of beginning.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 30 day of August, 2016.



RECP #: 691476

RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2373
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

**Deed for Strip
Area D-2: P. 3

D-2

WARRANTY DEED-continued

File No.: 4523-2619954 (SV)

Evergreen Properties, LLC

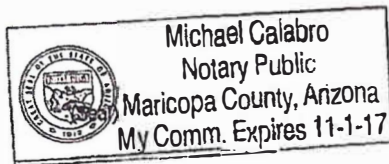
By: Gale L. Medlin

Name: Gale L. Medlin

Title: Managing Member

State of Arizona)
)ss.
County of Maricopa)

This instrument was acknowledged before me on this 30th day of Aug,
2016 by Gale L. Medlin, the Managing Member of Evergreen Properties, LLC, a Wyoming
limited liability company.



[Signature]
Notary Public

My commission expires: Nov 1, 2017

RECP #: 691476
RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2374
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

D-3

RECORDED 11/06/2012 AT 8:01 AM REC# 602930 BK# 2304 PG# 1109
JERRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 2

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Kristina Lee Christensen, f/n/a Kristina Lee Grider, or Kristina L. Grider, or Kristina Grider, dealing in her sole and separate property, of Lincoln County, Wyoming, GRANTOR, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to her in hand paid, the receipt and sufficiency whereof is hereby confessed and acknowledged, has remised, released and forever quitclaimed and by these presents does for her heirs, executors and administrators, remise, release and forever quitclaim unto Timothy Ray Grider, GRANTEE, of 691 East Powell Rd., Cheyenne, WY 82009, and his heirs, successors and assigns forever, all such right, title, interest, property, possession, claim and demand as he may have or ought to have, in all of the following described premises, to-wit:

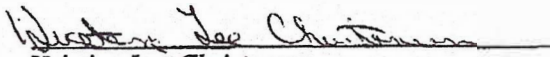
See Exhibit "A"

a/k/a 3524 Whitney Rd., Laramie County, State of Wyoming

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD said premises unto said Timothy Ray Grider, GRANTEE, and his heirs, successors and assigns, to their own proper use and behoof forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of October, 2012


Kristina Lee Christensen

STATE OF WYOMING)
) ss
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by Kristina Lee Christensen this 30th day of October, 2012.

Witness my hand and official seal.




Notary Public

**Legal description does not include public road
Area D-3: P.1 (Current Property Deed)

D-3

The land referred to in this commitment is situated in the State of Wyoming, County of Laramie, and is described as follows:

All that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the south line of said subdivision, which point of beginning is South 1320.75 feet and West 40 feet from the SW corner of said Section 26; thence westerly along the south line of said subdivision, 300 feet to a point; thence northerly 630.34 feet to a point 30 feet south of the north line of said subdivision; thence easterly, parallel to the north line of said subdivision, 300 feet to a point; thence southerly parallel to the west line of said subdivision, 460.17 feet to a point; thence westerly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly parallel to the east line of said subdivision a distance of 150 feet to a point; thence easterly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly a distance of 20 feet to the point of beginning, LESS:

That part of the East 340.00 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County Wyoming, described as follows:

Commencing at the East W corner of said Section 26, thence South, assumed basis for bearing, along the east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 26, a distance of 814.41 feet; thence N.89°06'W., a distance of 40.00 feet to the point of beginning; thence continuing N.89°06'W., a distance of 260.00 feet; thence South a distance of 110.00 feet; thence S.89°06'E., a distance of 260.00 feet; thence North a distance of 110.00 feet to the point of beginning.



**Legal description does not include public road

Area D-3; P.2

RECORDED 11/06/2012 AT 8:01 AM REC# 602930 JK# 2304 PG# 1110
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY. PAGE 2 OF 2

D-3

QUITCLAIM DEED

Kristina L. Grider, a married person grantor(s) of Laramie County and State of Wyoming, for and in considerations of *****Ten Dollars and other good and valuable considerations***** in hand paid, receipt whereof is hereby acknowledged, hereby CONVEY(S) and QUITCLAIM(S) to Kristina L. Grider and Timothy R. Grider, husband and wife all interest in the following described real property, situate in the County of Laramie, in the State of Wyoming, to-wit:

SEE SCHEDULE C ATTACHED HERETO FOR LEGAL DESCRIPTION

2524 Whitney Road, Cheyenne WY 82001

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS My hand(s) this 1 day of August, 2002.

Kristina L. Grider

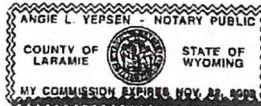
State of Wyoming
County of Laramie

The foregoing instrument was acknowledged before me by Kristina L. Grider, this 1 day of August, 2002.

Witness my hand and official seal.

My Commission Expires: 11/22/02

Angie L. Yepsen
NOTARY PUBLIC



**Previous Deed - legal description does not include public road
Area D-3; P. 3

D-3

SCHEDULE C

The land referred to in this commitment is situated in the State of Wyoming, County of Laramie, and is described as follows:

All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the south line of said subdivision, which point of beginning is South 1320.75 feet and West 40 feet from the E $\frac{1}{4}$ corner of said Section 26; thence westerly along the south line of said subdivision, 300 feet to a point; thence northerly 630.34 feet to a point 30 feet south of the north line of said subdivision; thence easterly, parallel to the north line of said subdivision, 300 feet to a point; thence southerly parallel to the west line of said subdivision, 460.37 feet to a point; thence westerly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly parallel to the east line of said subdivision a distance of 150 feet to a point; thence easterly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly a distance of 20 feet to the point of beginning, LESS:

That part of the East 340.00 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County Wyoming, described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 26, thence South, assumed basis for bearing, along the east line of the SE $\frac{1}{4}$ of said Section 26, a distance of 834.41 feet; thence N.89°06'W., a distance of 40.00 feet to the point of beginning; thence continuing N.89°06'W., a distance of 260.00 feet; thence South a distance of 110.00 feet; thence S.89°06'E., a distance of 260.00 feet; thence North a distance of 110.00 feet to the point of beginning.

**Previous Deed - legal description does not include public road
Area D-3: P. 4

D-3

File No.: 4523-969078 (SS)

WARRANTY DEED

TG Investments, LLC, a Wyoming Limited Liability Company, grantor(s) of **Laramie County**, State of **Wyoming**, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Timothy Ray Grider and Kristina L. Grider, husband and wife, grantee(s),

whose address is: **3524 Whitney Road, Cheyenne, WY 82001** of **Laramie County** and State of **WY**, the following described real estate, situate in **Laramie County** and State of **Wyoming**, to wit:

All that portion of the SE 1/4 NE 1/4 SE 1/4 of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the south line of said subdivision, which point of beginning is South 1320.75 feet and West 40 feet from the E 1/4 corner of said Section 26; thence westerly along the south line of said subdivision, 300 feet to a point; thence northerly 630.34 feet to a point 30 feet south of the north line of said subdivision; thence easterly, parallel to the north line of said subdivision, 300 feet to a point; thence southerly parallel to the west line of said subdivision, 460.37 feet to a point; thence westerly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly parallel to the east line of said subdivision a distance of 150 feet to a point; thence easterly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly a distance of 20 feet to the point of beginning, LESS:

That part of the East 340.00 feet of the SE 1/4 NE 1/4 SE 1/4 of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County Wyoming, described as follows:

Commencing at the East 1/4 corner of said Section 26, thence South, assumed basis for bearing, along the east line of the SE 1/4 of said Section 26, a distance of 834.41 feet; thence N.89°06'W., a distance of 40.00 feet to the point of beginning; thence continuing N.89°06'W., a distance of 260.00 feet; thence South a distance of 110.00 feet; thence S.89°06'E., a distance of 260.00 feet; thence North a distance of 110.00 feet to the point of beginning.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 26 day of January, 2007.

TG Investments, LLC, a Wyoming Limited Liability Company

BY: Timothy R. Grider
Timothy R. Grider, Managing Member

State of **Wyoming**)
)ss.

County of **Laramie**)

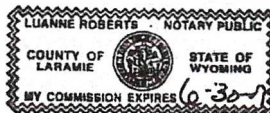
The foregoing Instrument was acknowledged before me this 26 day of January, 2007, by **Timothy R. Grider**, the **Managing Member** of **TG Investments, LLC, a Wyoming Limited Liability Company**.

Witness my hand and official seal.

My commission expires: 6-30-07

Luanne Roberts
Notary Public

****Previous deed to Griders - legal description does not include public road**
Area D-3: P. 5



Page 1 of 1

D-3

Pat 630-8971

CONTRACT for DEED

RECP #: 764925
RECORDED 11/1/2019 AT 10:28 AM BK# 2645 PG# 1606
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 5

This Contract for Deed is made and entered into on July 5, 2017

BE IT KNOWN, the undersigned: PATRICK H JENKINS
(hereinafter referred to as Buyer),
whose address is _____ and

Timothy R Grider
(hereinafter referred to as Seller),
whose address is 691 E Powell Rd Cheyenne WY 82009

WITNESSETH, that in consideration of the mutual Covenants to be performed between the respective Parties hereto as hereinafter expressed, it is agreed between the Parties hereto as follows:

The Seller hereby sells and agrees to convey unto the Buyer all of Seller's Right, Title, and Interest in that certain piece or parcel of land known as :

3524 Whitney Rd City: Cheyenne, County:
Laramie, State: WY, Zip code: 82001
more particularly described as: See attachment

Hereinafter, *Premises*, together with all improvements and appurtenances, if any, and now on the Premises, and subject to all recorded easements, conditions, encumbrances and limitations, if any, affecting the Premises, and further subject to the following conditions:

Buyer hereby purchases said Premises of the Seller and agrees to pay the Seller the said sum of \$180,000.00 in the manner following:

\$39,000.00 on delivery of this Contract, the receipt whereof is hereby confessed and acknowledged by said Seller, and the remaining \$150,000.00, the sum which is secured by this Contract, together with interest on the whole sum that shall be from time to time unpaid, at the rate of 7% per cent per year, payable as follows:

Monthly installments of \$1348.24 or more, per month, which includes interest at the rate of 7% per cent per annum on the unpaid balance, based upon the number of days since the previous payment. + taxes & Ins 138.77 = Total payments 1487.23

The first payment shall be due and payable on September 1st, 2017, and a like sum due and payable on the same day of each month as the first payment thereafter, until the entire sum of principal and interest is paid in full, however, the entire amount of principal, and all

D-3

interest due, shall be paid in full within 15 years from the date hereof. Buyer shall have the right to pay larger installments than above provided, and to pay the whole, or any part of the balance remaining unpaid on this Contract, at any time before the same, by the terms hereof, becomes due and payable.

The date of payment, if sent by mail, shall be determined by the postmark on the envelope, or the date of the paying instrument, whichever is later; or the date of actual delivery if hand delivered.

While this Contract is in effect, Buyer shall promptly pay, when due, all taxes and assessments of every nature, which shall become a lien on Premises after the date hereof, however, the current year's taxes, if any, shall be prorated, and shall be treated as though paid in arrears. Seller reserves the right to pay any taxes or assessments, and to bill Buyer for full reimbursement, and if such become delinquent thirty days past notification to Buyer, then the amount expended shall become a lien on the Premises, and Seller may add said amount to the principal balance remaining on this Contract, said amount to be due at once, and to bear interest at 2% per cent per year.

In addition, Buyer shall be liable in the sum of \$ 25.00 for each check issued by Buyer that is returned to Seller, from Seller's bank, reflecting - NOT PAID - for any reason.

If Buyer shall have failed to perform any of the Covenants or Conditions contained in this Contract for a period of ten (10) days after the date on which such performance is hereby required (default), Seller may enforce his/her rights under this Contract of the State of WY, or may enforce this Contract in any other manner now or hereafter provided.

Failure of Seller to exercise his/her rights under this Contract shall not be deemed as a waiver by Seller to exercise said rights at any time. Seller may give Buyer written notice specifying the default which has occurred and inform Buyer in such notice that if such default continues for a period of fifteen days after service of notice that Seller will immediately thereafter declare this Contract void and forfeited. The said buildings, improvements and all payments made on this Contract shall be forfeited to Seller as rental for the use of the Premises and as stipulated damages for failure to perform.

Seller shall be entitled to immediate peaceable possession of Premises without notice, and may remove Buyer and all persons claiming under him/her therefrom, and may declare the whole sum remaining unpaid under this Contract immediately due and payable, notwithstanding that the Period specified in paragraph (2) for full payment of the whole sum may not then have expired. In addition to any other remedy, Seller, on default being made, may consider Buyer as a tenant holding over without permission and remove Buyer from said premises according to the law in such case provides.

All written notices permitted or required by this Contract to be given to the parties hereto shall be at their respective mailing locations listed hereinabove. Said notices shall be by First Class mail of the United States of America, and shall identify this Contract by DATE, PARTIES, and DESCRIPTION. Either party may change such location by giving written notice to the other Party specifying the new location.



D-3

All buildings, trees or other improvements now on said Premises, or hereafter made or placed thereon, shall be considered a part of the Premises, and shall be security for the performance of this Contract, and may not be removed therefrom, except as may be necessary to improve Premises by constructing a driveway or building site. Buyer shall not commit, or suffer any other person to commit, any waste or damage to Premises and shall keep Premises in its new and/or improved condition. Buyer shall, during the continuance of this Contract, keep insured against loss by fire and windstorm, any buildings on Premises in the name of Seller, for such amount as Seller is due on this Contract, and forthwith deposit all policies of insurance with Seller, with loss, if any, payable to Seller. Should Buyer fail to keep said buildings insured, Seller may pay the same and have the buildings insured and the amounts thus expended shall be treated in the same manner as with unpaid taxes, if such become delinquent thirty days past notification to Buyer, then the amount expended shall become a lien on the Premises, and Seller may add said amount to the principal balance remaining on this Contract, said amount to be due at once, and to bear interest at 2% per cent per year.

If Buyer shall, in the time and manner above specified, make all the payments as herein provided, and shall observe and perform all conditions and agreements herein made, Seller shall thereupon, by good and sufficient warranty deed, convey the Premises to Buyer on the conditions herein agreed, provided, however, that the Deed shall be limited so as to except acts or negligence of parties other than Seller subsequent to the date of this Contract. Except for costs resulting from acts, negligence, or death of Seller, all cost of additional evidence of title shall be the obligation of Buyer.

Possession of Premises may be taken by Buyer on date of closing and retained for so long as no default is made by Buyer in any Terms or Conditions hereof. Buyer Accepts Premises as-is, and agrees that no verbal promises have been made which do not appear in writing. Buyer assumes full responsibility as to suitability of Premises for any particular purpose. Purchase and sale are further subject to the terms and conditions of the Offer to Purchase, if any, by and between the Parties hereto.

The parties agree that the closing shall be on or before 2 (two) days of signing this agreement.

Buyer may assign and convey his/her interest in this Contract or any part thereof provided, however, that such assignment or conveyance shall not result in the probability of waste or other impairment of Seller's security in the Premises or the probability of default on behalf of Buyer as a result of any such assignment or conveyance. Under no circumstances shall any assignment or conveyance release Buyer from His/Her obligations under this Contract unless Seller releases him/her in writing. No assignment, however, shall be valid until written notice thereof has been given to Seller.

Seller may not, during the lifetime of this Contract, place, continue and renew a mortgage on the Premises, which shall be a lien on the Premises, superior to the rights of Buyer.



D-3

It is expressly understood and agreed by the Parties hereto that time shall be deemed as of the very essence of this Contract and all Stipulations and Agreements herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the Parties hereto. Buyer and Seller further agree that this Agreement must be executed within: 5 days from date hereof.

In the event that any provisions of this Agreement shall be held to be invalid, the same shall not affect, in any respect whatsoever, the validity of the remained of this Agreement.

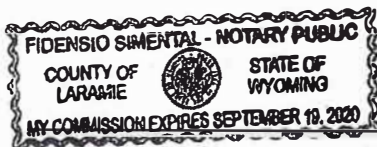
Patrick H Jenkins
BUYER

BUYER
Timothy R Grider
SELLER

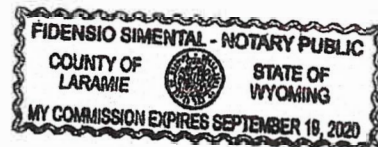
SELLER

witness (notary)

State of Wyoming
County of Laramie
Subscribed and sworn before me this 5th day
of July, 20 17
By Patrick H Jenkins
Notary Public
My commission expires: 09/19/2020



State of Wyoming
County of Laramie
Subscribed and sworn before me this 5th day
of July, 20 17
By Timothy R Grider
Notary Public
My commission expires: 09/19/2020



RECP #: 764925
RECORDED 11/1/2019 AT 10:28 AM BK# 2645 PG# 1609
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 4 OF 5

Detail of R0019333

Parcel

PIDN: 14662640000700

Tax ID: 00014006626210 Property Taxes

Tax District: 0102

Property Owner(s): GRIDER, TIMOTHY RAY

Mailing Address: 691 E POWELL RD

CHEYENNE, WY 82009

Street Address: 3524 WHITNEY RD

Location: 14-66: POR OF SE1/4 NE1/4 SE1/4 SEC 26, DESC AS: BEG AT A PNT ON THE SOUTH LINE OF SD SUBD, WHICH POB IS SOUTH 1320.75' AND WEST 40' FROM THE EAST 1/4 COR OF SD SEC 26; TH WESTERLY ALONG THE SOUTH LINE OF SD SUBD, 300'; TH NORTHERLY 630.34' TO A PNT 30' SOUTH OF THE NORTH LINE OF SD SUBD; TH EASTERLY, PARALLEL TO THE NORTH LINE OF SD SUBD, 300'; TH SOUTHERLY PARALLEL TO THE WEST LINE OF SD SUBD, 460.37'; TH WESTERLY, PARALLEL TO THE SOUTH LINE OF SD SUBD, 90'; TH SOUTHERLY PARALLEL TO THE EAST LINE OF SD SUBD, 150'; TH EASTERLY, PARALLEL TO THE SOUTH LINE OF SD SUBD, 90'; TH SOUTHERLY, 20' TO THE POB; LESS PART OF EAST 340.0' OF SE1/4 NE1/4 SE1/4, DESC AS: BEG AT THE EAST 1/4 COR OF SD SEC 26; TH SOUTH, ASSUMED BASIS FOR BEARING, ALONG THE EAST LINE OF THE SE1/4 OF SD SEC 26, 834.41'; TH N 89 DEG 06' W, 40' TO THE POB; TH CONT N 89 DEG 06' W, 260.00'; TH SOUTH, 110.00'; TH S 89 DEG 06' E, 260.00'; TH NORTH, 110.0' TO THE POB.

2017 Market Value: \$ 149,226 (\$ 13,400 Land + \$ 135,826 Improvements)

2017 Assessed Value: \$ 14,176

The characteristics shown below may not be reflected in the values shown above.

Land

Acres	Square Feet	Class
3.00	130,680	Residential - Improved Land - Single Family Residence
3.00	130,680	Total

Residential 1	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
Ranch 1 Story	1.0	896	Frame Aluminum	Comp Shingle Heavy	1950	#1	#1 #2
2 baths with 3 fixtures							
Add On Concrete Slab Fair		264					
Add On Concrete Slab Fair		60					
Add On Solar Panels		3					
Add On Concrete Slab Fair		16					
Add On Fiberglass Canopy		60					
Basement Finished		896					
Basement Outside Entrance Below		1					
Basement Bsmnt Conc 8 ft		896					
Porch Wood Deck		48					
Porch Encl Solid Wall		76					
Porch Slab Roof		240					

RECP #: 764925
 RECORDED 11/1/2019 AT 10:28 AM BK# 2645 PG# 1610
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 5 OF 5

Out Building 2	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
Detached Garage	1.0	480	Frame Aluminum		1950	#1	#1
Add On Concrete Slab Low		640					
Out Building 3	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
Farm Utility Loafing Shed	1.0	288			1950	#1	#1

Area D-3: P.10

ROAD MAINTENANCE AGREEMENT

This agreement is entered into this 8th day of December, 2000 in Laramie County, Wyoming by the undersigned.

All parties agree that the following described road:

Laramie St. from Whitney Rd. West to 6016 Laramie St. (as recorded road easment in Book 1252 page 727 on October 13th, 1987)

Be maintained as follows:

All parties are responsible for dividing the cost of approximately \$200 per year maintaining the road equally. This shall include grading, repairing, graveling of said roadway, the shoulders, barrow pits, or other areas lying within said road.

This maintenance agreement shall run with the land and apply to the heirs and/or assigns of all.

Joe Jordan & Pauline T. Jordan Pine Park Inc.
Joe Jordan
6016 Laramie St.

State of Wyoming)

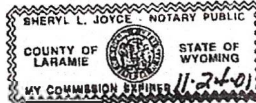
)ss

County of Laramie)

On this 13 day of December, 2000, before me, a notary public in and for said County and State, personally appeared Joe Jordan & Pauline T. Jordan

Known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Sheryl L. Joyce
Notary Public for Wyoming
Residing at:
Commission Expires:



Pine Park Inc. Joe Harmon
Joe Harmon
3015 Whitney Rd.

State of Wyoming)

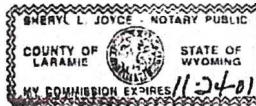
)ss

County of Laramie)

On this 27 day of December, 2000, before me, a notary public in and for said County and State, personally appeared Joe Harmon

Known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Sheryl L. Joyce
Notary Public for Wyoming
Residing at:
Commission Expires:

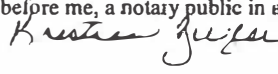


** Road Maintenance Agreement for Laramie Street
as recorded with previous owners

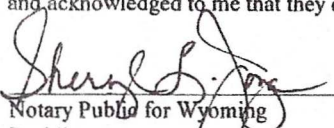
E - P. 1

E

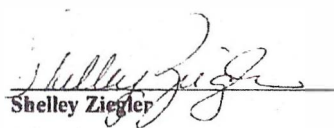

Kristian Ziegler
6108 Laramie St.

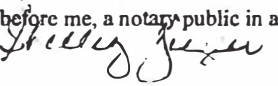
State of Wyoming)
)ss
County of Laramie)
On this 13 day of December, 2000, before me, a notary public in and for said
County and State, personally appeared 

Known to me to be the persons whose names are subscribed to the within instrument,
and acknowledged to me that they executed the same.

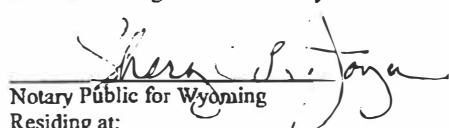

Notary Public for Wyoming
Residing at:
Commission Expires:



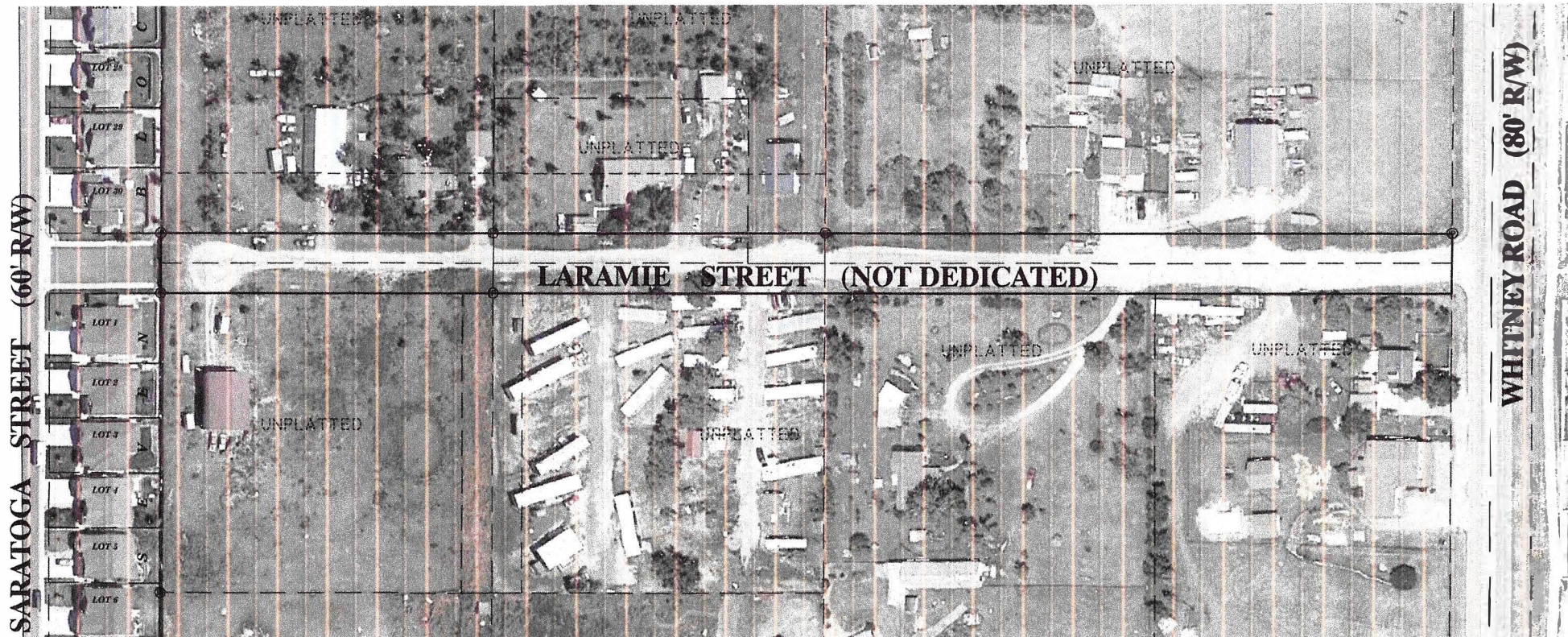

Shelley Ziegler

State of Wyoming)
)ss
County of Laramie) January, 2001
On this 23 day of ~~December, 2000~~, before me, a notary public in and for said
County and State, personally appeared 

Known to me to be the persons whose names are subscribed to the within instrument,
and acknowledged to me that they executed the same.


Notary Public for Wyoming
Residing at:
Commission Expires:





LAND DESCRIPTION

FOR A PROPOSED 60-FOOT ROAD PETITION

A PARCEL OF LAND FOR A 60 FOOT ROAD RIGHT-OF-WAY SITUATE IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 26, T. 14 N., R. 66 W., 6TH P.M., LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, BLOCK EIGHT, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.00°13'26" W. ALONG THE EAST LINE OF SAID DAKOTA CROSSING A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.89°53'20" E. ALONG A LINE WHICH IS 30.00 SOUTH, PARALLEL AND PERPENDICULAR TO THE EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE $\frac{1}{4}$) A DISTANCE OF 1289.56 FEET TO A POINT ON THE WEST LINE OF WHITNEY ROAD; THENCE N.00°19'19" E. ALONG THE SAID WEST LINE OF WHITNEY ROAD A DISTANCE OF 60.00 FEET TO A FOUND IRON PIPE; THENCE N.89°53'20" W. ALONG A LINE WHICH IS 30.00 NORTH, PARALLEL AND PERPENDICULAR TO THE SAID EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE $\frac{1}{4}$) A DISTANCE OF 1289.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES MORE OR LESS.

PRELIMINARY LAYOUT FOR PROPOSED LARAMIE STREET

CITY OF CHEYENNE,
LARAMIE COUNTY, WYOMING.



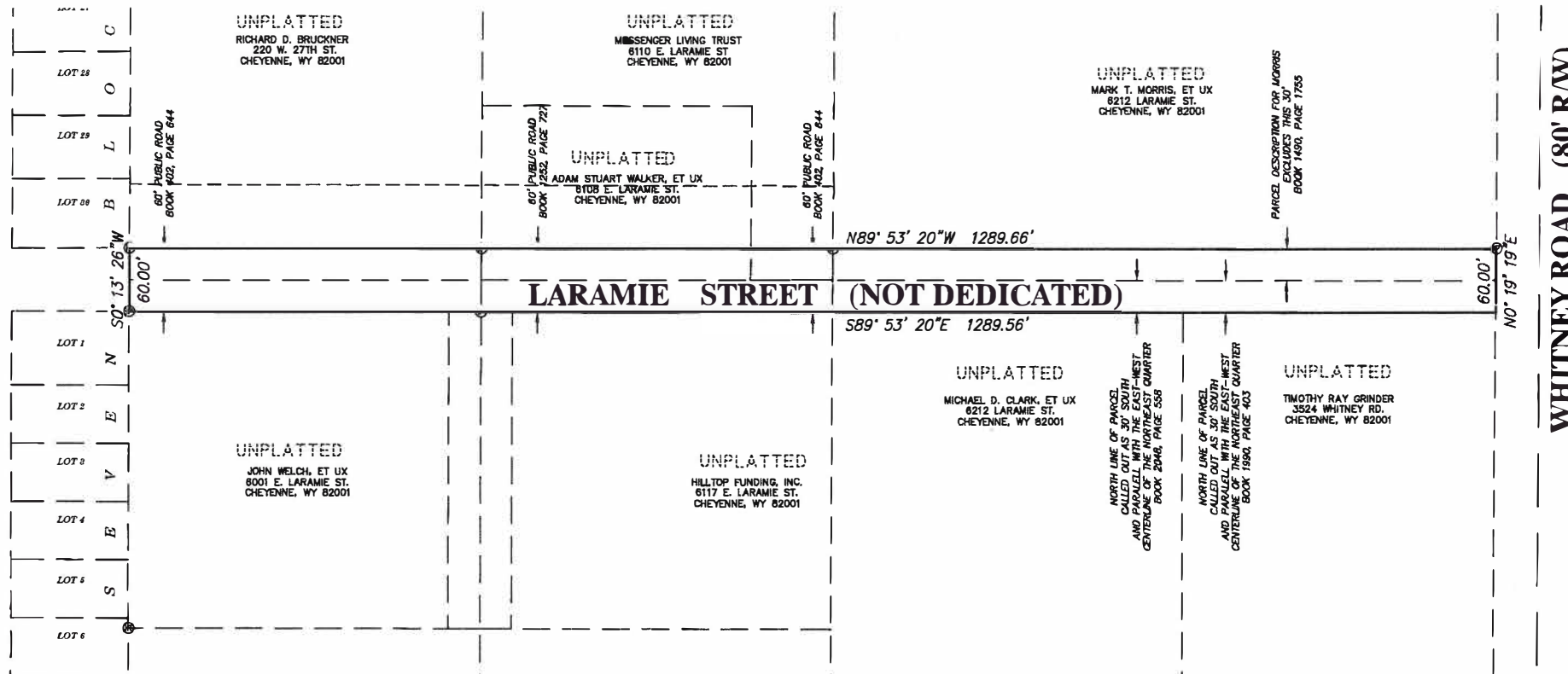
SCALE: 1"=100'



DATE: 12 FEBRUARY 2020

DRAWN BY: CDJ

SARATOGA STREET (60' R/W)



LAND DESCRIPTION

FOR A PROPOSED 60-FOOT ROAD PETITION

A PARCEL OF LAND FOR A 60 FOOT ROAD RIGHT-OF-WAY SITUATE IN THE NORTHEAST QUARTER (NE¼) SOUTHEAST QUARTER (SE¼) OF SECTION 26, T. 14 N., R. 66 W., 6TH P.M., LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, BLOCK EIGHT, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.00°13'26" W. ALONG THE EAST LINE OF SAID DAKOTA CROSSING A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.89°53'20" E. ALONG A LINE WHICH IS 30.00 SOUTH, PARALLEL AND PERPENDICULAR TO THE EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE¼) A DISTANCE OF 1289.56 FEET TO A POINT ON THE WEST LINE OF WHITNEY ROAD; THENCE N.00°19'19" E. ALONG THE SAID WEST LINE OF WHITNEY ROAD A DISTANCE OF 60.00 FEET TO A FOUND IRON PIPE; THENCE N.89°53'20" W. ALONG A LINE WHICH IS 30.00 NORTH, PARALLEL AND PERPENDICULAR TO THE SAID EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE¼) A DISTANCE OF 1289.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES MORE OR LESS.

PRELIMINARY LAYOUT FOR PROPOSED LARAMIE STREET

CITY OF CHEYENNE,
LARAMIE COUNTY, WYOMING.



SCALE: 1"=100'
0 25 50 75 100



Located in WY, CO, MT, SD, ND, ID, UT, NV

DATE: 12 FEBRUARY 2020

DRAWN BY: CDJ

LARAMIE COUNTY ROAD PETITION
East Laramie Street

Attachment A

LAND DESCRIPTION FOR
A PROPOSED 60-FOOT ROAD PETITION

A PARCEL OF LAND FOR A 60 FOOT ROAD RIGHT-OF-WAY SITUATE
IN THE NORTHEAST QUARTER (NE1/4) SOUTHEAST QUARTER (SE1/4)
OF SECTION 26, T. 14 N., R. 66 W., 6TH P.M., LARAMIE COUNTY,
WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, BLOCK EIGHT,
DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.00°13'26" W.
ALONG THE EAST LINE OF SAID DAKOTA CROSSING A DISTANCE
OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7,
DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.89°53'20" E.
ALONG A LINE WHICH IS 30.00 SOUTH, PARALLEL AND
PERPENDICULAR TO THE EAST-WEST CENTERLINE OF THE SAID
NORTHEAST QUARTER (NE1/4) A DISTANCE OF 1289.56 FEET TO A
POINT ON THE WEST LINE OF WHITNEY ROAD; THENCE N.00°19'19"
E. ALONG THE SAID WEST LINE OF WHITNEY ROAD A DISTANCE OF
60.00 FEET TO A FOUND IRON PIPE; THENCE N.89°53'20" W. ALONG A
LINE WHICH IS 30.00 NORTH, PARALLEL AND PERPENDICULAR TO
THE SAID EAST-WEST CENTERLINE OF THE SAID NORTHEAST
QUARTER (NE1/4) A DISTANCE OF 1289.66 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES MORE OR LESS.



Hilltop Funding LLC
1419 Morrie Avenue
Cheyenne, Wyoming 82001

July 27, 2021

Laramie Street Project Narrative :

Laramie Street, although not formally dedicated as a Laramie County Road is being used (nearly 70 years) as a “Steet”.

Currently, there are no city services available to the residents who reside here. Cheyenne water and sewer literally surround the residents of Laramie Street with Dakota Crossing Sub-division to the West, and Saddle Ridge Sub-division to the East. To the north (toward Lincolnway Route 30) extensive development is underway.

The residents of Laramie Street utilize well water and septic systems. City Sewer and Water would be a significant improvement for the residents. Of note: the residents of Evergreen (some own their home) are almost unanimously in favor of City Services.

HillTop (the owner of Evergreen Mobile Home Park at 6117 Laramie Street) wishes to Improve its’ land and eventually develop this property. Doing so will significantly improve the livability of this area in addition to increasing the property values of those who reside here.

Currently traffic within Dakota Crossing can enter/exit Dakota Crossing at Hayes Avenue to Highway 30 or via McKinley Avenue or Wenandy Avenue to Pershing Boulevard. The addition of Laramie Street as a local road will provide an additional access into and out of Dakota Crossing – providing access to Whitney Road. Adding an additional access to a subdivision tends to reduce the amount of thru traffic on the streets within the subdivision because traffic will be dispersed among the accesses. The addition of Laramie Street will also provide a direct route from Dakota Crossing to Whitney Road; Whitney Road continues north to Dell Range Boulevard, more directly connecting Dakota Crossing to the City of Cheyenne road network. The Wyoming Department of Transportation is planning on placing a traffic signal at the intersection of Whitney Road and Highway 30 in the next several years. The design of the Dakota Crossing road network discourages through traffic. It is not anticipated that construction of Laramie Street, or any improvements along Laramie Street, will increase traffic through the Dakota Crossing Subdivision.

RESOLUTION # _____

ENTITLED: ■Acceptance of Petition for Establishment, Alteration and/or Vacation of County Highway pursuant to W.S. ●24-3-101 et seq. and Appointment of Viewer.●

WHEREAS, petitioners in the attached Laramie County road petition have requested the establishment of a county road as identified on Exhibit A, attached hereto and specifically incorporated herein by reference; and

WHEREAS, The Board of Laramie County Commissioners, having reviewed said petition and having said petition examined by the office of the Laramie County Clerk hereby determines the petition meets the requirements pursuant to W.S. ●24-3-101; and

WHEREAS, The Board having considered the Petition herein, pursuant to W.S. § 24-3-103, may appoint a suitable and disinterested person, who may be a member of the board of county commissioners, to examine into the expediency of the proposed road, alteration or vacation thereof, and to report to the Board their findings as soon as practical;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, LARAMIE COUNTY, WYOMING, the Board hereby appoints the Laramie County Director Of Public Works or her designee as viewer in this matter pursuant to W.S. § 24-3-103 and directs said viewer to report to the board at a public meeting as soon as practically possible upon the expediency of the establishment of the road proposed by the petition attached hereto.

DATED this _____ day of _____, 2021.

BOARD OF LARAMIE COUNTY COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney

Laramie County, Wyoming



**Laramie Street
Road Petition
PZ-21-00242
Aerial Map**

Subject Road



August 2021



0 125 250
Feet

Legend

Property Lines

Streets

Classification

Interstate

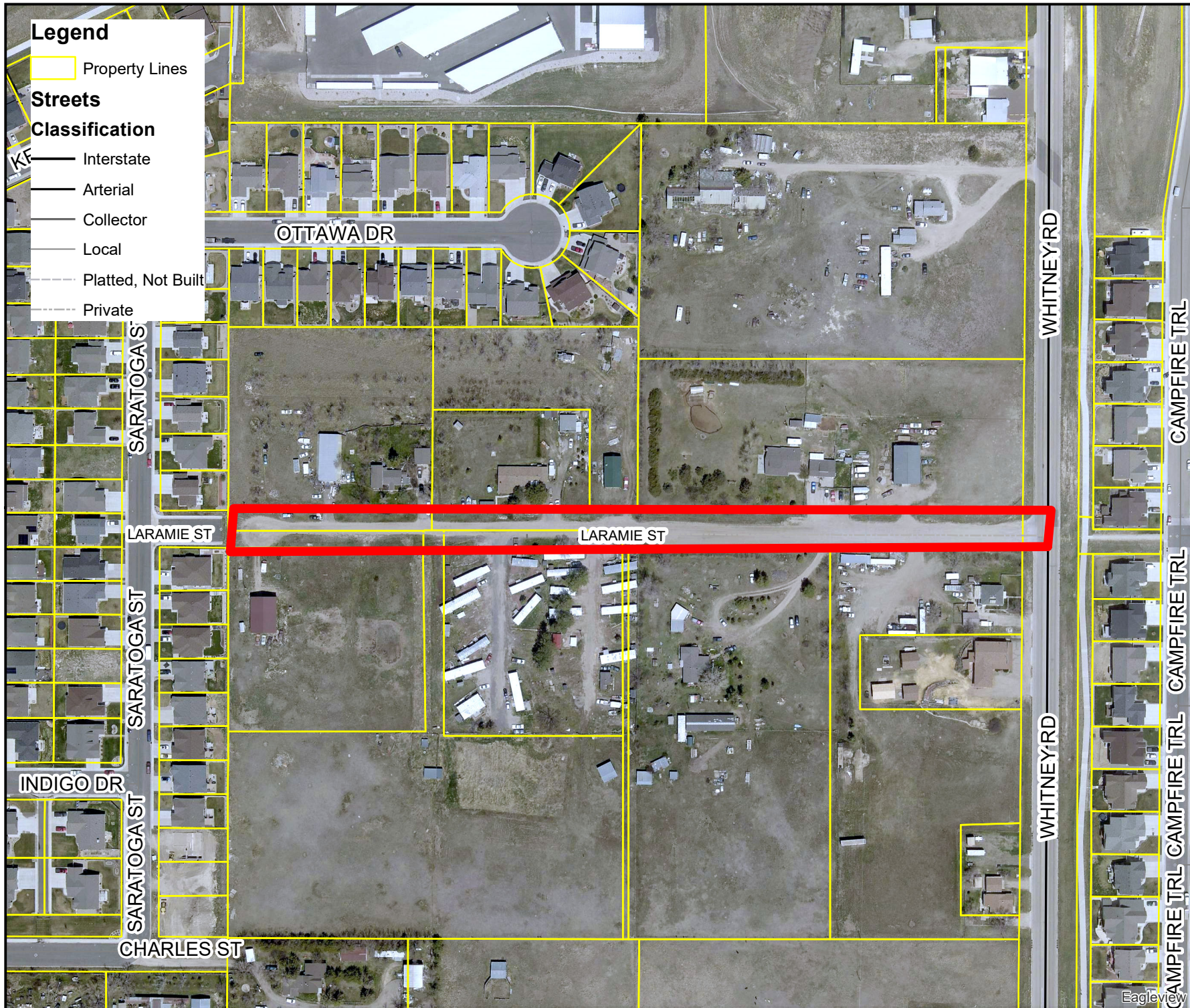
Arterial

Collector

Local

Platted, Not Built

Private





Appendix D

Stakeholder Letter and Responses Received



Laramie County Public Works

13797 Prairie Center Circle Cheyenne, WY 82009

Phone: 307.633.4302

November 10, 2022

RE: PZ-21-00242, Laramie Street, Road Petition

Dear Reviewer,

You are receiving this letter and information in order to provide comments for the road petition related to Laramie Street (between Whitney Road and the limits of the Dakota Crossing Subdivision) in Laramie County, Wyoming.

On August 17, 2021, the Board of County Commissioners appointed myself, Molly Bennett, as the viewer for this petition. I have been gathering background and pertinent information related to this project. I have included the following information for your reference:

- Exhibit 1 – Signed road petition submitted to the Commissioners
- Exhibit 2 – Information/analysis provided by Y2 Consultants

I now ask that you provide your expertise for inclusion in this report. At this time, I see two options as the outcome for this road petition:

1. Establish Laramie Street as a public right-of-way (ROW) between Whitney Road and the limits of the Dakota Crossing Subdivision.
2. Laramie Street will cease at Whitney Road to the east and the road will remain a private road east to the limits of Dakota Crossing Subdivision. Note: With this option it is assumed easements will be granted for existing utilities.

Please provide your organization's stance on this road petition and the impacts this section of road/ROW will have for your organization. Please provide your comments and any other attachments (easements, emails, etc.). These comments will be included, as submitted, into the viewers report. I will also reference them as necessary.

We would like your comments back by November 23, 2022. The viewers report will be on the agenda for the Board of County Commissioners meeting within the next 6-8 weeks (barring any hiccups). I will notify all of you and feel free to attend if you wish.

If you have any questions, please do not hesitate to reach out to me.

Sincerely,

Molly Bennett
Public Works Director
13797 Prairie Center Circle
Cheyenne, WY 82009
307-633-4302



Laramie County Public Works

13797 Prairie Center Circle Cheyenne, WY 82009

Phone: 307.633.4302

January 12, 2023

RE: PZ-21-00242, Laramie Street, Road Petition

Dear Reviewer,

You are receiving this letter and information in order to provide comments for the road petition related to Laramie Street (between Whitney Road and the limits of the Dakota Crossing Subdivision) in Laramie County, Wyoming.

On August 17, 2021, the Board of County Commissioners appointed myself, Molly Bennett, as the viewer for this petition. I have been gathering background and pertinent information related to this project. I have included the following information for your reference:

- Exhibit 1 – Signed road petition submitted to the Commissioners
- Exhibit 2 – Information/analysis provided by Y2 Consultants

I now ask that you provide your expertise for inclusion in this report. At this time, I see two options as the outcome for this road petition:

1. Establish Laramie Street as a public right-of-way (ROW) between Whitney Road and the limits of the Dakota Crossing Subdivision.
2. Laramie Street will cease at Whitney Road to the east and the road will remain a private road east to the limits of Dakota Crossing Subdivision. Note: With this option it is assumed easements will be granted for existing utilities.

Please provide your organization's stance on this road petition and the impacts this section of road/ROW will have for your organization. Please provide your comments and any other attachments (easements, emails, etc.). These comments will be included, as submitted, into the viewers report. I will also reference them as necessary.

We would like your comments by January 20, 2023 at 5pm. The viewers report will be on the agenda for the Board of County Commissioners meeting within the next 6-8 weeks (barring any hiccups). I will notify all of you and feel free to attend if you wish.

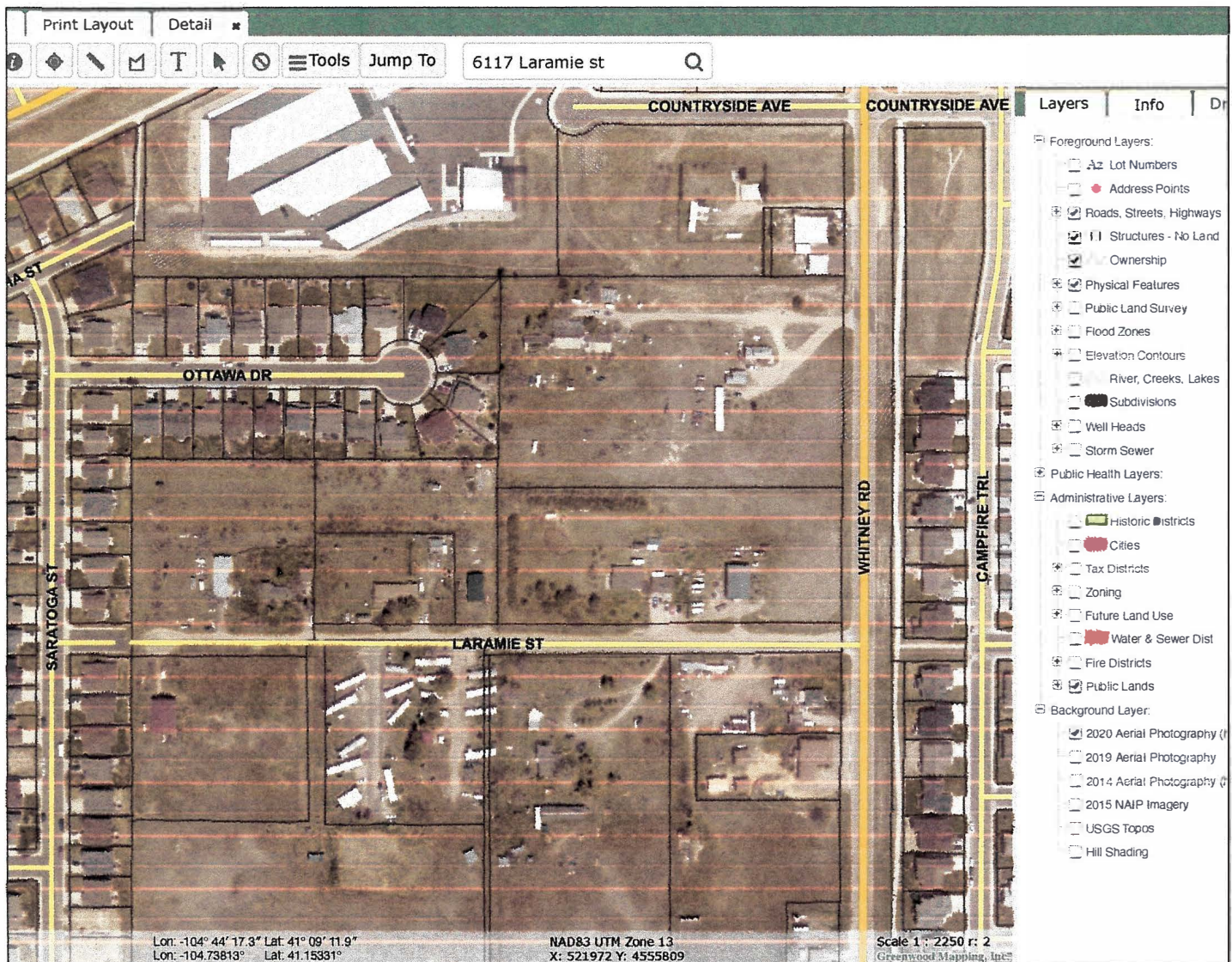
If you have any questions, please do not hesitate to reach out to me.

Sincerely,

Molly Bennett
Public Works Director
13797 Prairie Center Circle
Cheyenne, WY 82009
307-633-4302

Exhibit 1

HILLTOP FUNDING



Laramie Street Dedication Petition

Prepared for: Laramie County Board Of Commissioners

Prepared by: Rick Redella, on behalf of HillTop Funding

Tuesday, July 27, 2021

Hilltop Funding LLC
1419 Morrie Avenue
Cheyenne, Wyoming 82001

LARAMIE COUNTY CLERK
CHEYENNE, WY

Laramie County Road Petition

2021 JUL 30 A 8:50

Establishment, Alteration or Vacation of County Highway by Petition, Public Hearing, and Board Resolution.

W.S. 24-3-101

“ (b) (i) Any person desiring the establishment, vacation or alteration of a county highway shall in the office of the County Clerk of the proper county (Laramie), a petition signed by five (5) or more electors of the county residing within twenty-five (25) miles of the road proposed to be established, altered, or vacated, in substance as follows: To the Board of County Commissioners of Laramie County. The undersigned ask that a County highway, commencing at (see attached Meets and boundaries) , running thence, and terminating at (See Meets and Boundaries) be established as a (Laramie) County Public Road.

(ii) With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation, or alteration of the county highway is to be made.”

**To the Board of County Commissioners of Laramie County
Wyoming:**

The undersigned ask that a public road as described (see attached “Meets and Boundaries”) be Established as said right-of-way is 60 feet wide named is currently used as Laramie Street.

(Laramie Street has been used by the residents and the Post Office for 70 years)

Tuesday, July 27, 2021

Hilltop Funding LLC
1419 Morrie Avenue
Cheyenne, Wyoming 82001

Laramie County Road Petition (Continued)

Attached are signatures for at least five (5) electors residing within 25 miles of said road and a list of landowners.

Signatures Residents of Laramie Street

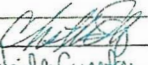
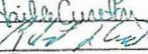
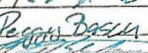


Tuesday, July 27, 2021

Hilltop Funding LLC

1419 Morrie Avenue

Cheyenne, Wyoming 82001

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Christina Strate		6117 Laramie St #23	SAME	770-412-4109
Nailee Cusack		6117 Laramie St #15	SAME	307-251-5760
Not a List		6112 Laramie St 4	SAME	307-277-7743
Regan Basen		6112 Laramie St 3	SAME	307-369-9544
Paul Erickson		6112 Laramie St 1	SAME	307-365-3900

Tuesday, July 27, 2021

Hilltop Funding LLC
1419 Morrie Avenue
Cheyenne, Wyoming 82001

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
BEN RAYL	[Signature]	4602 E 10 th ST	82001	307-236-0594
J. Fred Volk	[Signature]	2965 Champion	82009	307-410-6597
Ronan Teremine	[Signature]	1937 Chestnut	82001	307-630-0111
Laura Portleiss	[Signature]	2751 EVANS	82001	307-274-6240
Brett Shannon	[Signature]	1615 E 19 th St.	82003 P.O. Box 677	307-366-5233

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

[illegible]

Tuesday, July 27, 2021

Hilltop Funding LLC
1419 Morrie Avenue
Cheyenne, Wyoming 82001

Page 2 of 2

LARAMIE COUNTY ROAD PETITION

East Laramie Street
(Continued)

Respectfully submitted,

1-17-2020

NAME

ADDRESS & PHONE NUMBER

Hilltop Funding, Inc.

Ricky Rebella

[Signature]

Phone 7 Messenger

EVERGREEN MOBILE HOME PARK
6117 EAST LARAMIE ST
CHEYENNE, WY 82001
847.484.1590

1-17-2020

Charles F. Messenger

Habitat for Humanity of
Laramie County

Kate Wright ED

Little R. Hill LLC

Little Ridge Subdivision

John Edwards, member

506 Shoshoni
Cheyenne, WY 82009

US 30 Business Plaza
US30BP, LLC

[Signature] John Edwards Member

506 Shoshoni St.
Cheyenne, WY 82009

Exhibit 2



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

November 1, 2022

Molly Bennett
Director, Laramie County Public Works
13797 Prairie Center Circle
Cheyenne, WY 82009

RE: Laramie Street, Cheyenne

Dear Ms. Bennett,

The following report was prepared for Laramie Street between Saratoga Street and Whitney Road in Cheyenne, WY at your request. Y2 Consultants researched recorded documents and conducted a field survey investigation to gather information regarding the existence or nonexistence of Laramie Street in the specified location. The findings are presented below to inform the Viewer of the matters of record and found survey monuments.

Research Methods

Documents recorded with the Laramie County Clerk's Office were reviewed to identify current deeds, easements, and miscellaneous records related to the length of Laramie Street between Saratoga Street and Whitney Road and related parcels. Special attention was given to verify records presented in the petition prepared by Rick Redella, on behalf of HillTop Funding, and identify any additional documents useful for this location. Time was also spent reviewing the public comments received during the previous petition (PZ-20-00045) to dedicate the same portion of Laramie Street.

Matters of Record

Recorded documents for this location reveal the following conditions:

- Deeds granted by Pearl Swinbank provided for a road for public use along what is now known as Laramie Street. The road did not exist prior to Ms. Swinbank, nor was land granted for public road use prior to recorded deeds. The provision for a public road is consistent with all deeds granted by Pear Swinbank
 - Book 394, Page 613, May 11, 1945
 - Book 400, Page 389, January 26, 1946
 - Book 400, Page 499, January 26, 1946
 - Book 402, Page 644, April 4, 1946
 - Book 450, Page 426, November 5, 1946
 - See Existing Conditions Exhibit for locations

- Deed granted by C. Walter Talley to Albert D. Lamb and Mary R. Lamb includes an exception for 30 feet on the north and 30 feet on the west NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 26, Township 14 North, Range 66 West of the 6th P.M. as reserved for the use of the public for road purposes.
 - Book 1271, Page 1580, November 30, 1979
- Deed granted by John Welch and Susan Welch to John W. and Susan Welch Family Trust Agreement (current owners) is a metes and bounds description consistent through chain of title to warranty deed granted by A.G. Schlidt and Gertrude E. Schlidt to J. Pat Sullivan and Deanna C. Sullivan. Metes and bounds description does not extend to the north boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 26, Township 14 North, Range 66 West of the 6th P.M.
 - Book 2634, Page 1339, August 21, 2019
 - Book 958, Page 106, September 1972
 - See Exhibit
- Road Maintenance Agreement entered December 8, 2000 stating parties are responsible for dividing the costs of approximately \$200 per year to maintain the road equally. The agreement includes grading, repairing, graveling the roadway, shoulders, barrow pits, or other areas lying within the road.
 - Book 1576, Page 1045, January 24, 2001

Public Comments

Eighteen (18) written documents were received for PZ-20-00045, a previous petition to dedicate the same portion of Laramie Street. Summary of public concerns:

- Most comments related to concerns over increased traffic in relation to safety for children playing in the neighborhoods or changes to the quality of life for residents. These comments relate to Dakota Crossing and Laramie Street neighborhoods.
- Residents of Laramie Street are concerned that dedicating the road would lead to taking of land for curb and gutter installation, resurfacing of the road, and requirements to hook up to water and sewer lines. The concerns relate to both the costs of improvements as well as loss of property.
- Some residents of Laramie Street are concerned that moving forward with the petition would lead to annexation. There are many descriptions of valuing a rural life outside of city limits.
- A recommendation from the President of the Dakota Crossing HOA is to consider a cul-de-sac as opposed to a through street for the location.
- A detailed summary is attached.

Conclusions of Findings

The deeds of record for the project location contain similar language that “a strip of land 60 feet in width...is hereby provided for use of the public as a road”. It is also found that a road does exist in the petitioned location and has been used since 1945 by local residents. The existing road is gravel and does not currently connect to the paved section of Laramie Street in Dakota Crossing. Additionally, local residents entered into a Road Maintenance Agreement in 2001 for the purpose of maintaining the road for their private uses.

Public comments received for this petition expressed multiple concerns about connecting these two sections of what is known as Laramie Street. Increased traffic and unsafe pedestrian conditions was the most common public

concern. Comments received from the neighboring residents expanded upon traffic safety to include potential road and utility improvements, personal property safety, and a perceived taking of land. Multiple comments were received from the residents of the petitioned section of Laramie Street along with residents from Dakota Crossing expressing concern over the petition request.

Please contact me if you have any questions or need clarification of any items contained in this report.

Sincerely,

Gary N Grigsby

Gary N. Grigsby, PE LS #9283

Operations Manager

Gary@y2consultants.com

Molly Bennett

From: Wesley Bay <wbay@cheyennecity.org>
Sent: Monday, November 14, 2022 8:06 AM
To: Molly Bennett
Cc: John Poelma
Subject: RE: [EXTERNAL] Laramie Street - Road Petition - Input/Response Requested
Attachments: image001_emz

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Hi Molly,

I don't have any comments.

Thanks,

Wesley D. Bay, P.E.

Deputy City Engineer
City of Cheyenne
2101 O'Neil Avenue
Cheyenne, WY 82001

(o) (307) 638-4315
(f) (855) 547-4302

PUBLIC RECORDS ACT

Email to and from me may constitute a public record and may be subject to disclosure upon request under the Wyoming Public Records Act and similar laws.

From: Molly Bennett <Molly.Bennett@laramiecountywy.gov>
Sent: Thursday, November 10, 2022 2:22 PM
To: Molly Bennett <Molly.Bennett@laramiecountywy.gov>
Cc: John Poelma <John.Poelma@laramiecountywy.gov>
Subject: [EXTERNAL] Laramie Street - Road Petition - Input/Response Requested

Good afternoon,

Please find attached a letter request and the associated files. I have determined believe you are a stakeholder within this road petition and I would like your input. The deadline for responses is November 23, 2022.

If you have questions or need additional information, please do not hesitate to reach out to myself or John Poelma (Deputy Director, copied on this email). Y2 Consultants conducted an in depth review of the deed information. Let us know if you would like to see that information and we can send a link.

Thank you in advance for you review and assistance with this.

Thanks,

Molly Bennett

Director

Laramie County Public Works

13797 Prairie Center Circle

Cheyenne, WY 82009

Office: 307-633-4302

Cell: 307-369-7195





Board of Public Utilities

Cheyenne Water and Sewer Departments

2416 Snyder Ave.
Cheyenne, Wyoming 82003
(307) 637-6460
www.cheyennebopu.org

November 14, 2022

RE: PZ-21-00242 Laramie Street, Road Petition

BOPU would like to strongly support option 1.

With the development of Dakota Crossing and the proposed Saddle Ridge Development in 2005. It was strongly suggested that a 12" water main be extended east from Laramie Street in Dakota Crossing along Laramie to Whitney Road. As to follow the BOPU Water System Master Plan and to provide for future potential development to surrounding the areas. Please see attached.

Thank You,

Linda Gunter, Development Specialist

Phone : 307-637-6497 E-Mail: Lgunter@cheyennebopu.org

Cheyenne Board of Public Utilities

2416 Snyder Ave.

Cheyenne, WY 82001

BOARD OF PUBLIC UTILITIES

HERMAN NOE, MANAGER OF ENGINEERING

PO Box 1469 – 2406 Snyder Ave.

Cheyenne, Wy. 82003-1469

Ph. 307-637-6416 // Fax. 307-637-6063

MEMORANDUM

TO: BRANDON CAMMARATA, PLANNING DEPT.
FROM: HERMAN NOE
SUBJ: SADDLERIDGE
DATE: August 3, 2005

Brandon:

This memo is in response to your requests of August 2nd, 2005 concerning the future water supply for a potential 200 acre medium density residential development known as a portion of Saddleridge (located south of U.S. 30 and east of Whitney Road).

Recently Jeff Pecenka ran a computer model of the proposed project to determine what water supply system might be necessary to supply the proposed project. The model indicated that the project could be adequately supplied with a 12" connection near Whitney and U.S. 30 and a 12" connection into Dakota Crossing at Laramie Street.

To follow the recommendations of the 2003 Water System Master Plan and to provide for future potential developments to the surrounding areas the project will also need to (at a minimum) provide a 12" diameter water main down Whitney from U.S. 30 to at least Pershing and provide for a 12" loop through the project to the eastern boundary.



This map has been prepared by and for the use of the Board of Public Utilities and may contain inaccuracies. Any reliance thereon by third parties is done so at their sole risk.



This map has been made possible through the Cheyenne/Laramie County Cooperative GIS Program. Data contained herein is for informational purposes only.

- BOPU WATER
- BOPU SEWER
- CHEYENNE
- COUNTY
- FEWAFB



Board Of Public Utilities Water/Sewer Mians

ArcMap-ArcVeiw 9
Designed By : Lgunter 2005



This map has been prepared by and for the use of The Board of Public Utilities and may contain inaccuracies. Any reliance thereon by third parties is done so at their sole risk.



This map has been made possible through the Cheyenne/Laramie County Cooperative GIS Program. Data contained herein is for informational purposes only.

- BOPU WATER
- BOPU SEWER
- CHEYENNE
- COUNTY
- FEWAFB



Board Of Public Utilities Water/Sewer Mians

ArcMap-ArcView 9
Designed By : Lgunter 2005



MEMO

TO: Molly Bennett, Laramie County Public Works
FROM: Tom Mason - Director MPO - Cheyenne, Wyoming
DATE: November 16, 2022
SUBJECT: Laramie Street, PZ-21-00242

The MPO Office strongly supports Option 1 where there is a complete dedicated right-of-way between Saratoga Street in Dakota Crossing and Whitney Road. It is important to connect neighborhoods with public rights-of-way and eventually a built-out street including sidewalk. Connectivity is a goal of our Master Transportation Plan.

Thank you.



Cheyenne Fire Rescue

Office: 415 W. 18th Street
Mailing Address: 2101 O'Neil Avenue
Cheyenne WY 82001
307-637-6311



November 14, 2022

To: Molly Bennett
Public Works Director

From: John Kopper
Fire Chief
Cheyenne Fire Rescue

Reference: PZ-21-00242, Laramie Street, Road Petition

Director Bennett,

Thank you for providing us the opportunity to review and provide comments for the road petition related to Laramie Street (between Whitney Road and the limits of the Dakota Crossing Subdivision) in Laramie County, Wyoming.

Cheyenne Fire Rescue fully supports and recommends option #1 of establishing Laramie Street as a public right-of-way (ROW) between Whitney Road and the limits of the Dakota Crossing Subdivision. We recommend this option based on the following impacts:

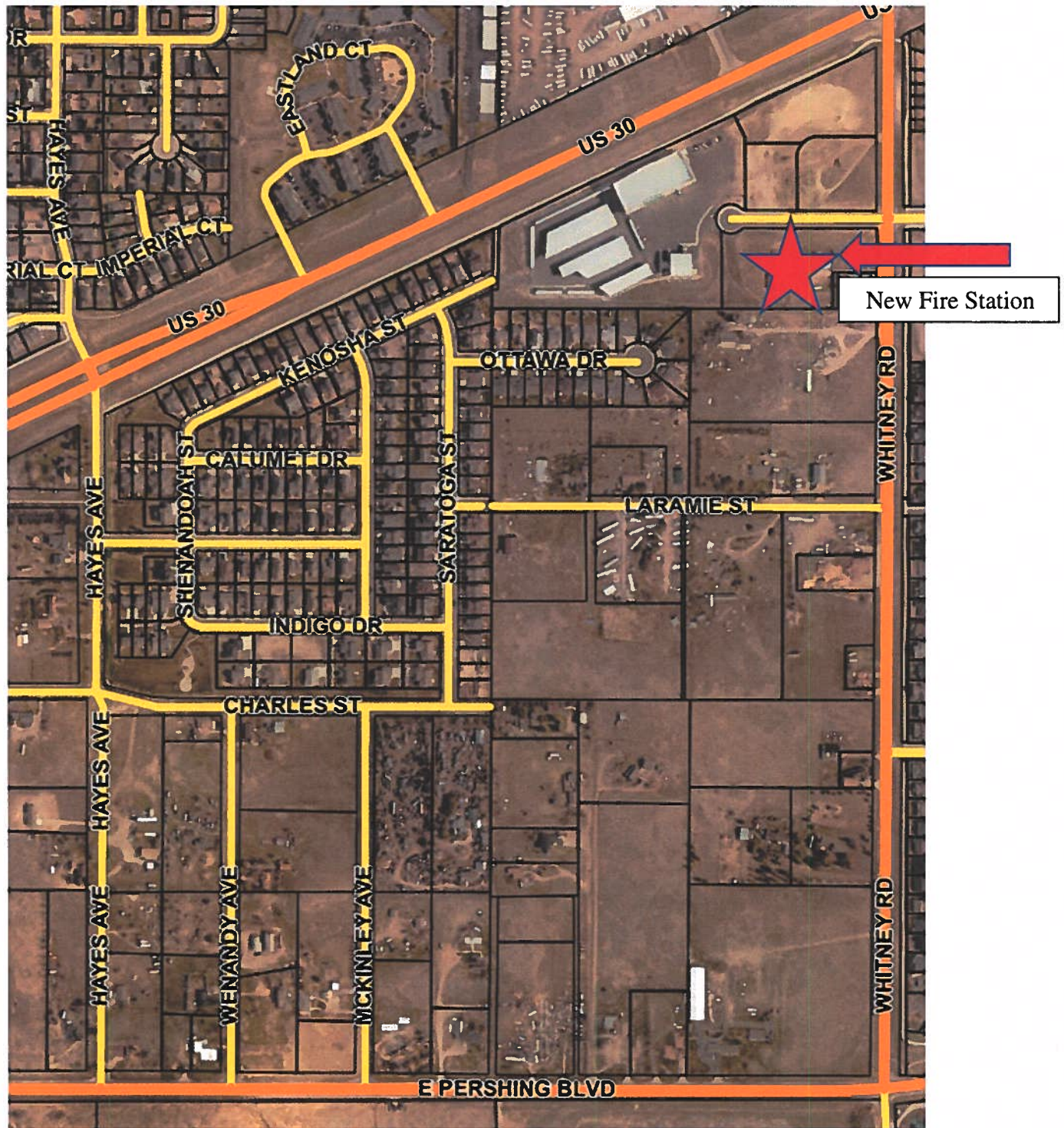
1. A new Cheyenne Fire Rescue fire station is currently under construction at Countryside Road and Whitney Road (see attached map), approximately 1,000 feet from the entrance of the proposed public ROW on Laramie Street. This greatly enhances our response time/capability to customers in the Dakota Crossing Subdivision. It would give the most direct routing to the Subdivision from the new fire station and eliminate traffic exposure on US 30 for responding emergency apparatus.
2. Multiple access points will greatly enhance public safety in the proposed area by reducing overall response/scene time, exposure to traffic, and improve emergency responder safety.

We respectfully request that road access complies with the most current/adopted International Fire Code (IFC), Appendix D, Fire Apparatus Access Roads. Thank you again for the opportunity to provide comments and a recommendation. If you have any questions, please feel free to contact me at 307-637-6311.

Respectfully,

John Kopper
Fire Chief
Cheyenne Fire Rescue

Fire Chief John Kopper
jkopper@cheyennecity.org



Fire Chief John Kopper
jkopper@cheyennecity.org

Molly Bennett

From: Michael Larson <michael.larson@laramie1.org>
Sent: Monday, November 21, 2022 9:57 AM
To: Molly Bennett; Molly Bennett
Cc: John Poelma
Subject: RE: Laramie Street - Road Petition - Input/Response Requested

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Good morning,

Thank you for including me on the Laramie Street Road Petition research. As a Supervisor with LCSD1 Transportation Department, I am in favor of expanding Laramie St from Dakota Crossing to Whitney Rd. I believe that having Laramie St going through to Whitney would be a safety advantage for students that attend Saddle Ridge elementary & Meadowlark. The students would be able to use Laramie St. as a more desirable way to reach Saddle Ridge by foot that the current path, which is the Greenway along Hwy 30, especially with the state's intention of making Hwy 30 a 5-lane roadway from Hayes Blvd. to the "train bridge" near Archer. Not that the Greenway is not a safe walkway (It does meet the Districts definition of a safe walk way), but many parents in Dakota Crossing have expressed their dislike of their kids walking the Greenway to get to school.

I do understand their concern of being annexed by the city of Cheyenne, which I'm sure the City will try to do as they are looking for every inch of land to incorporate into itself. If I am not mistaken it takes around 75% of current landowners to agree to the annexation and if this remains true the residents along that street should have no worries, even if they were to get annexed it means that 75% of the land owners agreed to it and want it, majority rules.

If you have any further questions for me, please let me know.

Regards,

Mike

Mike Larson

Transportation Supervisor
316 S. Lexington Ave.
Cheyenne, WY. 82007

307-771-2628 ext. 11407 - Work

307-221-4592 – Cell

Michael.larson@laramie1.org

**LCSD1 TRANSPORTATION DEPARTMENT IS
NOW HIRING SCHOOL BUS DRIVER'S
STARTING PAY IS \$18.03/HOUR.
APPLY @ [LARAMIE1.ORG](https://laramie1.org)**

From: Molly Bennett <Molly.Bennett@laramiecountywy.gov>
Sent: Thursday, November 10, 2022 2:22 PM
To: Molly Bennett <mbennett@laramiecounty.com>
Cc: John Poelma <John.Poelma@laramiecountywy.gov>
Subject: Laramie Street - Road Petition - Input/Response Requested

Good afternoon,

Please find attached a letter request and the associated files. I have determined believe you are a stakeholder within this road petition and I would like your input. The deadline for responses is November 23, 2022.

If you have questions or need additional information, please do not hesitate to reach out to myself or John Poelma (Deputy Director, copied on this email). Y2 Consultants conducted an in depth review of the deed information. Let us know if you would like to see that information and we can send a link.

Thank you in advance for you review and assistance with this.

Thanks,

Molly Bennett
Director
Laramie County Public Works
13797 Prairie Center Circle
Cheyenne, WY 82009
Office: 307-633-4302
Cell: 307-369-7195

Molly Bennett

From: Quinlivan, Kurt <Kurt.Quinlivan@blackhillscorp.com>
Sent: Friday, November 18, 2022 2:11 PM
To: Molly Bennett
Cc: John Poelma; Pacheco, Carl; Fees, Walter; Maxwell, William; Quinlivan, Kurt
Subject: RE: Laramie Street - Road Petition - Input/Response Requested

Molly,

I don't know if we have an easement for that line. When it was installed, it was likely put in in the road right of way under the presumption that Laramie Street was platted as such.

Kurt Quinlivan
Black Hills Energy
Construction Planner
Desk: 307-778-2154
Mobile: 307-757-7358

From: Molly Bennett <Molly.Bennett@laramiecountywy.gov>
Sent: Tuesday, November 15, 2022 9:54 AM
To: Quinlivan, Kurt <Kurt.Quinlivan@blackhillscorp.com>
Cc: John Poelma <John.Poelma@laramiecountywy.gov>; Pacheco, Carl <Carl.Pacheco@blackhillscorp.com>; Fees, Walter <Walter.Fees@blackhillscorp.com>; Quinlivan, Kurt <Kurt.Quinlivan@blackhillscorp.com>
Subject: Re: Laramie Street - Road Petition - Input/Response Requested

**** EXTERNAL EMAIL. Is this an expected email? STOP and THINK before clicking links or opening attachments. ****

Kurt,

Do you have existing easements or permits for the utilities you mention?

Thanks,

Molly Bennett
Director
Laramie County Public Works
13797 Prairie Center Circle
Cheyenne, WY 82009
Office: 307-633-4302

From: Quinlivan, Kurt <Kurt.Quinlivan@blackhillscorp.com>

Sent: Tuesday, November 15, 2022 9:01:53 AM

To: Molly Bennett <Molly.Bennett@laramiecountywy.gov>

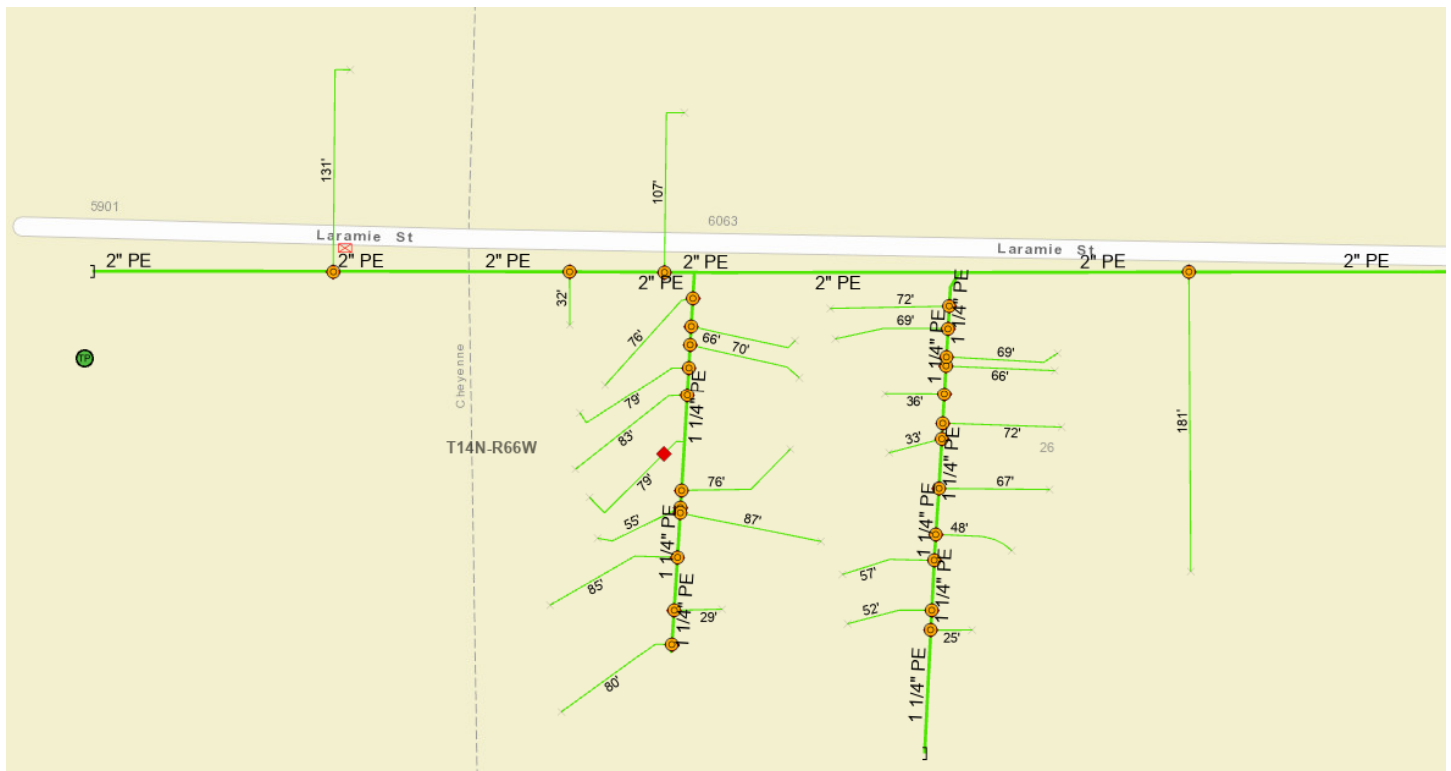
Cc: John Poelma <John.Poelma@laramiecountywy.gov>; Pacheco, Carl <Carl.Pacheco@blackhillscorp.com>; Fees, Walter <Walter.Fees@blackhillscorp.com>; Quinlivan, Kurt <Kurt.Quinlivan@blackhillscorp.com>; Quinlivan, Kurt <Kurt.Quinlivan@blackhillscorp.com>

Subject: RE: Laramie Street - Road Petition - Input/Response Requested

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Good morning,

Black Hills Energy has a 2" PE gas main running along Laramie road between Whitney and the Dakota Crossing limit. We have two 1 1/4" mains running south off of that main to feed the two sides of the trailer court. There are services off of those mains. Below is a representation of our gas facilities and should not be used as a location of those facilities.



Please reach out if you have any questions.

Thank you.

Kurt Quinlivan
Black Hills Energy
Construction Planner
Desk: 307-778-2154

Mobile: 307-757-7358

From: Fees, Walter <Walter.Fees@blackhillscorp.com>
Sent: Monday, November 14, 2022 3:44 PM
To: Molly Bennett <Molly.Bennett@laramiecountywy.gov>
Cc: John Poelma <John.Poelma@laramiecountywy.gov>; Quinlivan, Kurt <Kurt.Quinlivan@blackhillscorp.com>; Pacheco, Carl <Carl.Pacheco@blackhillscorp.com>
Subject: Re: Laramie Street - Road Petition - Input/Response Requested

Molly this is outside of BH electric service territory. It does appear that there is a gas line running down that road. I have CC'd Kurt and Carl who handle our Gas assets. They will likely need an easement.

From: Molly Bennett <Molly.Bennett@laramiecountywy.gov>
Date: November 10, 2022 at 2:24:22 PM MST
To: Molly Bennett <Molly.Bennett@laramiecountywy.gov>
Cc: John Poelma <John.Poelma@laramiecountywy.gov>
Subject: Laramie Street - Road Petition - Input/Response Requested

**** EXTERNAL EMAIL. Is this an expected email? STOP and THINK before clicking links or opening attachments. ****

Good afternoon,

Please find attached a letter request and the associated files. I have determined believe you are a stakeholder within this road petition and I would like your input. The deadline for responses is November 23, 2022.

If you have questions or need additional information, please do not hesitate to reach out to myself or John Poelma (Deputy Director, copied on this email). Y2 Consultants conducted an in depth review of the deed information. Let us know if you would like to see that information and we can send a link.

Thank you in advance for you review and assistance with this.

Thanks,

Molly Bennett
Director
Laramie County Public Works
13797 Prairie Center Circle
Cheyenne, WY 82009
Office: 307-633-4302
Cell: 307-369-7195

This electronic message transmission contains information from Black Hills Corporation, its affiliate or subsidiary, which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware the disclosure, copying, distribution or use of the contents of this information is prohibited. If you received this electronic transmission in error, please reply to sender immediately; then delete this message without copying it or further reading.



November 22, 2022

Molly Bennett
Laramie County Public Works
13797 Prairie Center Circle
Cheyenne, WY 82009
Molly.Bennett@laramiecountywy.gov

Re: Laramie County Project PZ-21-00242

Dear Ms. Bennett,

Thank you for giving us the opportunity to review the information and provide comment for the road petition on Laramie Street between Whitney Road and the limits of Dakota Crossing Subdivision.

Regarding the information that was sent to review. One of our biggest concerns is that there are landowners on Laramie Street that are not listed on the petition.

According to W.S. 24-3-101 (b) (ii): "With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation, or alteration of the county highway is to be made."

The following are a list of names and addresses of each person owning or having an interest in the land which the proposed alterations is to be made, that were not included in the petition.

John and Susan Welch - 6001 E LARAMIE ST
Richard Bruckner - 6016 LARAMIE ST
Adam Stuart Walker - 6108 LARAMIE ST

Mark Morris - 6216 LARAMIE ST
Michael Clark - 6213 LARAMIE ST
Timothy Grider - 3524 WHITNEY RD

Our second concern is there have been no notifications to the homeowners of Dakota Crossing Subdivision as to how this decision will impact them. Since this petition will affect each individual homeowner of the subdivision, it would be expected that they would be notified of this petition from Laramie County.

Our third concern is if Laramie Street is opened to connect to Saratoga Street, the residents from the neighborhood east of Dakota Crossing would have easier access to our local park and other community common areas that are entirely maintained by the HOA fees we receive by our residents. We would have to consider ways to protect our common areas from being used by non-residents of Dakota Crossing.

Hilltop Funding has not been able to provide us with any information as to their definitive plans with the development of their property, which causes concerns. Hilltop Funding also has two lots they own in the subdivision that they continue to fail to take care of, by allowing weeds to grow and trash to accumulate, and have not shown any interest with home development.

Dakota Crossing Subdivision first began in 2006 and is made up of 173 lots, with 168 homes to date. We currently have two entrances into the neighborhood, the main entrance from Hayes Avenue onto Dakota Drive and a southern entrance from Charles Street onto Saratoga Street. These entrances are mainly used for homeowners and their guests.

The homeowners of Dakota Crossing have enjoyed limited traffic in the neighborhood for the past 16 years. Children can often be seen riding their bicycles, skateboards, and scooters in the streets of the subdivision. Homeowners and their families can also be seen walking throughout the subdivision with little worry to traffic.

By approving a right of way for Laramie Street east to Whitney Road it would allow for the possibility of an additional access point for the subdivision. This may result in extra traffic in the neighborhood that would not normally be there, which could increase the risk to the residents of the subdivision. In addition, if the developers choose not to pave the road, it could cause rocks, gravel, dirt, and other debris to filter into the neighborhood, by way of the extra traffic. Not only would this be unsightly for the roads within Dakota Crossing, but it would also be a nuisance and a safety concern for those using the streets as walkways.

Without a development plan for the area, knowing that all Laramie Street landowners have not been listed on the petition, and the homeowners of Dakota Crossing have not been notified by the county, it is difficult to support Laramie Street becoming a public right of way and do not see how it could be approved by the County Commissioners.

Sincerely,

A handwritten signature in black ink, reading "Anthony J. Schirer". The signature is fluid and cursive, with the first name "Anthony" and last name "Schirer" clearly legible.

Anthony J Schirer
HOA Board President

Molly Bennett

From: Jennifer Escobedo
Sent: Friday, January 20, 2023 12:30 PM
To: Molly Bennett; John Poelma
Cc: Kathy Emmons; Tiffany Gaertner
Subject: RE: Laramie Street - Road Petition - Input/Response Requested

Hi Molly,

The biggest concern we would have is that septic systems may be damaged with the expansion of the road. If septic systems were to be damaged with road construction, we would be unable to issue septic permits to repair them because these lots are within that 201 boundary, and most lots are contiguous to the city. Additionally, city sewer is not too far away, and we would support hooking them up to the sewer instead of supporting exceptions to the 201. However, if septic systems are in good working order, we do not require that homeowners hook up to the city sewer even if they are annexed into the city. It is only when septic systems are failing that we would require repair. If properties are to be hooked to city sewer as part of the project, we definitely support that. Septic systems would then just need to be properly abandoned and this would need to be verified by our office. It is possible that we need to understand your ROW project in more depth to give better direction. If this didn't answer your questions, I am happy to have a phone call or meeting with you.

Thanks,
Jennifer

From: Molly Bennett <Molly.Bennett@laramiecountywy.gov>
Sent: Friday, January 20, 2023 11:59 AM
To: Jennifer Escobedo <jennifer.escobedo@laramiecountywy.gov>; John Poelma <John.Poelma@laramiecountywy.gov>
Cc: Kathy Emmons <Kathy.Emmons@laramiecountywy.gov>; Tiffany Gaertner <tiffany.gaertner@laramiecountywy.gov>
Subject: RE: Laramie Street - Road Petition - Input/Response Requested

Thank you so much for the response Jennifer. Could you help me understand a little better what having a dedicated ROW would or could mean for these citizens? Would the 201 agreement, and the impact of it, come into play if the ROW was then annexed into the City of Cheyenne?

Thanks,

Molly Bennett

Director
Laramie County Public Works
13797 Prairie Center Circle
Cheyenne, WY 82009
Office: 307-633-4302
Cell: 307-369-7195

From: Jennifer Escobedo <jennifer.escobedo@laramiecountywy.gov>
Sent: Friday, January 20, 2023 11:35 AM
To: Molly Bennett <Molly.Bennett@laramiecountywy.gov>; John Poelma <John.Poelma@laramiecountywy.gov>
Cc: Kathy Emmons <Kathy.Emmons@laramiecountywy.gov>; Tiffany Gaertner <tiffany.gaertner@laramiecountywy.gov>
Subject: FW: Laramie Street - Road Petition - Input/Response Requested

Hi Molly,

Thank you for reaching out to us on these properties, there is definitely the potential for the septic systems/homeowners on these properties to be impacted by the dedication of the right-of-way. We have a few septic permits for these lots but do not have permits on all of them. The property at 6001 Laramie St has a permit, but it is old and has no drawing showing where the septic system is located. The properties at 6016, 6110, Laramie St and 3524 Whitney Rd have no permits or drawings on file. The property at 6108 Laramie St has a permit and drawing with replacement septic system on the north side of the house. The Mobile Home Park (Evergreen?) at 6117 Laramie St has no permit but does have an old drawing that shows septic system is on south end of park. The properties at 6213 Laramie St and 6216 (6212) Laramie St both have permits and both septic systems appear to head toward Laramie St, I have attached permits for both of these properties. It is unknown exactly how close they are to property lines/roads as those measurements are old and do not line up with current landmarks. The septic tank for 6216 Laramie St appears to be within fifteen ft of the property line/road. Several of these properties are contiguous to the City of Cheyenne and are in the 201 Agreement area so septic permits cannot be issued to repair or replace systems. If have any questions, please let me know.

Thank You, Jennifer



Jennifer Escobedo, REHS
Environmental Health Director
Cheyenne Laramie County Public Health
100 Central Avenue, Cheyenne, WY 82007
Office: 307-633-4088
jennifer.escobedo@laramiecountywy.gov
www.clcpublichealth.org

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, delete this email and any attachments immediately and notify the sender. Any unauthorized review, use, disclosure, or distribution is prohibited. E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

From: Molly Bennett <Molly.Bennett@laramiecountywy.gov>
Sent: Thursday, January 12, 2023 2:16 PM
To: Kathy Emmons <Kathy.Emmons@laramiecountywy.gov>
Cc: John Poelma <John.Poelma@laramiecountywy.gov>
Subject: Laramie Street - Road Petition - Input/Response Requested

Hey Kathy,

Please find attached a letter request and the associated files. I have determined you are a stakeholder within this road petition and I would like your input. This would be specific to septic systems for the lots along this portion of what is known as Laramie Street. To be more specific, would the dedication of a right-of-way affect the landowners when it comes to their septic systems? Please provide a response by January 20, 2023 at 5pm.

If you have questions or need additional information, please do not hesitate to reach out to myself or John Poelma (Deputy Director, copied on this email). Y2 Consultants conducted an in depth review of the deed information. Let us know if you would like to see that information and we can send a link.

Thank you in advance for your review and assistance with this.

Thanks,

Molly Bennett

Director

Laramie County Public Works

13797 Prairie Center Circle

Cheyenne, WY 82009

Office: 307-633-4302

Cell: 307-369-7195

Repair Job
PERMIT TO CONSTRUCT
INSTALL OR MODIFY SMALL WASTEWATER FACILITY

Cheyenne-Laramie Co. Health Unit
Div. of Environmental Health
1710 Snyder Avenue
Cheyenne, WY 82001
307-638-8545

DB#
2142

PERMIT NO. 2098

Legal: R 66 T 14 Sec 26

Size of Lot 3.5 acres Slope _____

Owner Jack and Rosa Shaul

Address 6212 Laramie St. Ph: 634-4801

Town/City Cheyenne Zip 82001

Installer/Contractor Koritnick

Type of Building residence
(residence, trailer, other; gallon per day)

Lot/Tract NA Block NA

Subdivision NA

Well installed: ✓ Yes _____ No _____

Well to Septic tank (50' min.) 185 +/- ft.

Well to final disposal (100' min.) 170 +/- ft.

Soil type _____ Perc. rate 1" in 10 min.

Depth of sewer rock: .61

Number of bedrooms: two (2) three (3)

Septic tank gallons 1,500 gallons (existing)

Secondary treatment Standard Trench
(trench, bed, other)

above pipe: 2" "below pipe: 18"

above pipe: 2" "below pipe: 18"

Material (concrete, other) concrete

sq. ft. 275 width 24" lineal 55'

sq. ft. 3 450 width 24" lineal 90'

sq. ft. 710 width 24" lineal 142'

REMARKS: additional drainfield being added to make system adequate for a 3-bedroom home.

APPLICANT'S SIGNATURE: Jack L. Shaul

I certify that the installation of the Small Wastewater Facility described in this permit will be in compliance with Minimum Standards for Small Wastewater Facilities.

Preliminary approval Jeff Stern Date 8, 6, 86

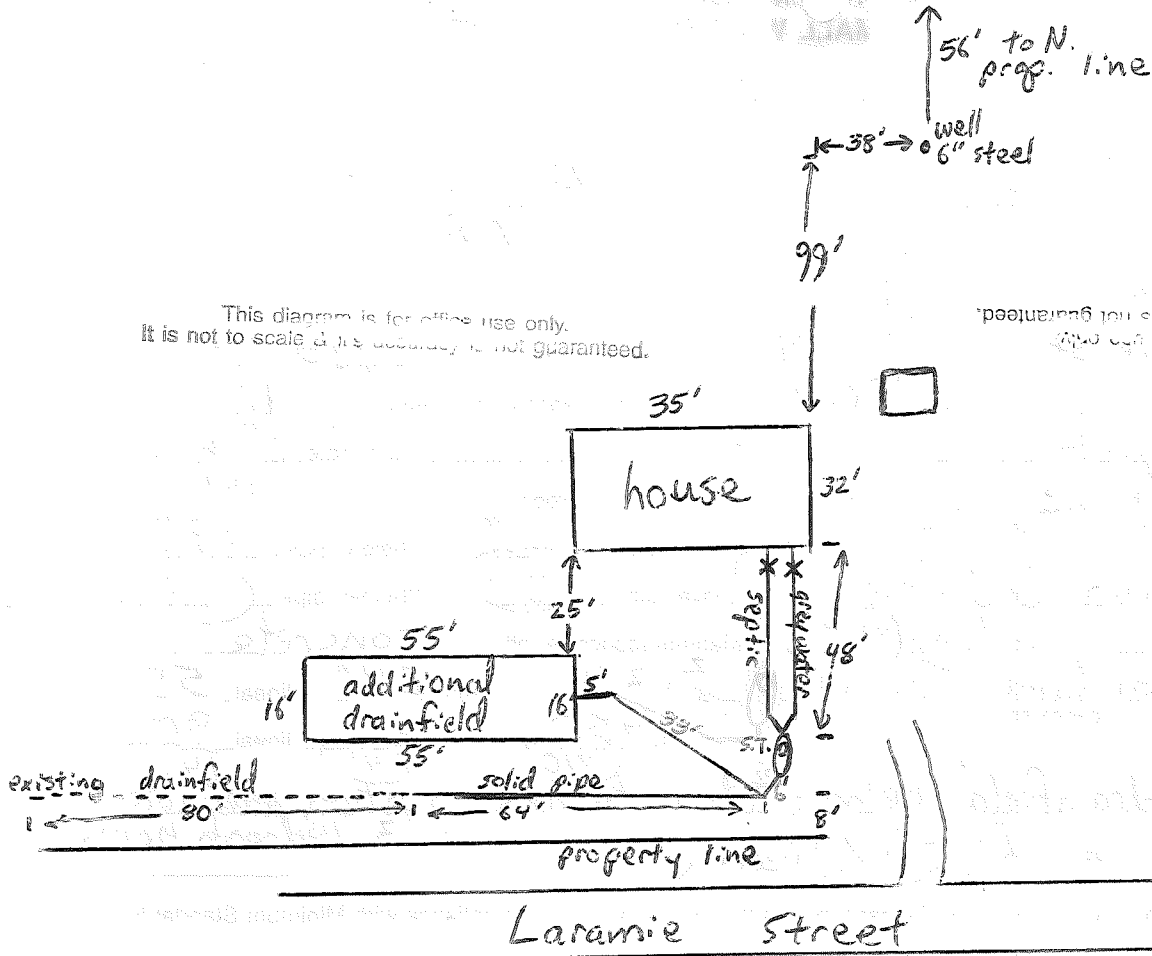
Final approval Jeff Stern Ray M. Hickman Date 8, 7, 86

Nothing in this permit constitutes an endorsement of the construction or the design of the facility described herein. This permit indicates only that standards of design and construction required by the Laramie County Small Wastewater Facilities Regulations have been met. The County or the City-County Health Unit assumes no liability for, and does not in any way guarantee the performance of any Small Wastewater Facility.

WHITE COPY—Environmental Health; YELLOW COPY—Applicant; BLUE COPY—County Zoning Office

This diagram is for office use only.
It is not to scale & its accuracy is not guaranteed.

This diagram is for office use only.
It is not to scale & its accuracy is not guaranteed.



Legal R. 66 W, T 14 N, Sec. 26
Subdivision: N/A
Lot/Tract: N/A Blk _____
Size of Lot: 5 acres +/- Slope _____

PERMIT FOR SMALL WASTEWATER FACILITIES

DIVISION OF ENVIRONMENTAL HEALTH
City-County Health Unit
315 West 20th St. 1710 Snyder Av.
Cheyenne, Wyoming 82001
Phone: 638-8545

OWNER/BUILDER Willis A. Schriver
ADDRESS 6213 Laramie PHONE: 632-3177
INSTALLER/CONTRACTOR P.S. Cook
ADDRESS _____ PHONE: _____

TYPE OF BUILDING Res. BEDROOMS 4
(res. trlr, other gal. p/day)

SEPTIC TANK GALLONS 1000 MATERIAL Concrete Precast
SEC. TREATMENT Standard Trench : sq. ft. 174 W 24" Lin 285'
(standard trench, seepage bed, other) (max. depth rec. 36 inches)

CONTACT THIS OFFICE TWENTY-FOUR (24) HOURS PRIOR TO COVERING SEWAGE SYSTEM FOR INSPECTION

Remarks: New Drain field for an older home.

Applicant Signature Willis A. Schriver

I certify that the installation of the sewage disposal system described in this permit will be in compliance with Minimum Standards for Small Wastewater Facilities.

PRELIMINARY APPROVAL [Signature] DATE 4/12/85

FINAL APPROVAL [Signature] DATE 4/18/85

THIS IS NOT A GUARANTEE OF THE SEWAGE SYSTEM, BUT A STATEMENT OF COMPLIANCE WITH PRESENT STANDARDS ONLY. xxx permit is valid for one year from date of issuance.

White Copy—File New Copy—Applicant, Blue Copy—County Zoning Officer

This is not to be used for any purpose other than as a guide only. It is not to be used for any purpose other than as a guide only.

Drain Field
Between
rows of
wind break

12' over / 24" under

30'

16'

10'

Well 101
Pine
Trailer
Park

15' Ten of Rock and
New line's
were put in w/ 24"
to 30" of Rock below pipe
& with 24" of Rock above
pipe. Total 57' lineal ft. was
installed. 6/14/85 11 AM.

TOTAL 151' Lineal FT.

Here

24" riser
1000 gal
concrete
prest

Well



Appendix E

Road Petition PZ-21-00242 Public Comments

PZ-21-00242 Public Comment Letter – Jayne Clark

From: Jayne Clark <jayneclark47@gmail.com>
Sent: Friday, September 17, 2021 2:27 PM
To: Commissioners <commissioners@laramiecounty.com>
Subject: Laramie Street - Project #PZ-21-00242

Attached Please review our objection letter to the Laramie Street proposed project. The status of our objection has not changed from the last letter emailed to you on May 11, 2020. Thank you for your consideration.

Mike and Jayne Clark
6213 Laramie Street

September 15, 2021

To: Laramie County Clerk, Laramie County Planning Office, County Commissioners
In response to Project #PZ-21-00242

We are again writing to the proposal of Mr. Rick Redella to open up Laramie Street. We have not changed our view on why we object to the opening. We have observed over the past year the traffic on Whitney which has been a race track and has not been patrolled. We're home almost all day every day of the week and have yet to see a patrol car even drive down Whitney. If they cannot patrol Whitney, they definitely would not bother Laramie Street. There have been some drive too fast on Laramie, but those individuals live in the trailer park.

We realize Mr. Redella wants the road open so he can get city water run to his court. Then he would be able to clear out the trailers and build either low income housing or duplex apartments. Things would only get worse on this street. Not from traffic from Dakota Ridge but only from the trailer park. This road also would not be monitored as is Whitney. We have observed over the past year that there have not been even one police or sheriff vehicle on Whitney much less stopping any of the vehicles using it as a raceway. Then there's the subject of snow removal which is non-existent. Our neighbor, Pat Jenkins, is the one who cleared Whitney last winter. He also is the only one that has equipment that has been clearing paths during any snow and has also been maintaining Laramie Street. It used to be a washboard until Mr. Jenkins moved into the residence on the corner of Laramie and Whitney. Neither the county nor the city would come out to do anything on Laramie Street as they both said "we are not responsible for that road". We did find that this is a private road.

Please refer to our previous letter below as we have not changed our feelings on this apparently ongoing problem. Also, as of this date, we still have not met Mr. Redella contrary to his comments about meeting with all the families on this street. Also please refer to the letters of Pat Jenkins and Mark T. and Trisha Morris.

The following is our objection to the proposal of Mr. Rick Redella to open up Laramie Street, which has been a private road since the 1950's into a dedicated county road. All the landowners aside from the Messengers, whose property front is around 100 feet, do not want to give away their land for this road dedication to meet the needs of Mr. Redella. We have been a resident here for 36 years and have had no maintenance on our road by city or county. For the past 3 years our road has been graded consistently by Pat Jenkins who owns the property on the corner of Laramie Street and Whitney. He also plowed Whitney last winter when we had a severe snow storm and allowed the residents of Saddle Ridge to have access to Pershing Road and Highway 30. No emergency vehicles have ever been denied access, and the only need for any emergency vehicles that came was for the mobile home park.

We moved to our current address so our children could have and raise their livestock as a part of their 4-H participation. Our family has been involved in the Laramie County Fair for over 50 years, including being a Chairman and member of the Laramie County Fair Board as well as an employee of the Laramie County Fair. We know the value of the agricultural community and have supported it for the past 50 years.

This is not only our home, but our children's home, our grandchildren's home, and now our great-grandchildren's home. Over the past 36 years that we have lived here, a large portion of the visits from emergency vehicles and law enforcement have been directed to the Evergreen Mobile Home Park. Within that time, we have had to replace several windows that were shot out by previous residents whom resided in the trailer park, we have had their dogs come in our yard and kill our children's 4-H livestock. The Evergreen Mobile Home Park residents have not controlled their dogs from coming into our yard and chasing us into the house nor letting us out of our vehicles because they were so vicious. Within the 36 years of our residency we have had to replace our fencing multiple times, which was put up to protect our livestock and our own dogs. When all the trailers were occupied, at least 3-4 times a year we would have to clean the garbage that was thrown over our fence into our yard, not only along the West side of our fence but the North side as well. If this petition would pass, we would expect an increase in waste and trash tossed over our fences and an increase in vandalism. Opening Laramie Street from a private road to a county road will also promote an increase in traffic and facilitate a "race track" for some individuals, just like Whitney Road is now. As it is now we think it is safer on Laramie Street than it is on Whitney Road. This would then contradict Mr. Redella's statement of making Laramie Street a safe street.

Looking at the petition several of those who have signed to dedicate Laramie Street as a county road are, not landowners on Laramie Street nor reside on Laramie Street. As a landowner on Laramie Street we think it should be of no concern to them whether this road should be dedicated a county road.

We feel that the "oversight" of not notifying us in our landowners' letter of the May 12th deadline for an objection was a mistake that could have dire consequences and feel we should have additional time to respond. We also feel this petition to dedicate Laramie Street is an initial step toward annexation of our property. We have resided at this property before Dakota Crossing and Saddle Ridge were developed. We will not accept being annexed into the city. We choose to own property on Laramie Street - in Laramie County - because it suits our lifestyle. If we wanted to live in the city we would have purchased property in the city.

I pray you will review our objections and see that this petition will not benefit the majority of current, or any landowners involved. This would only benefit one individual, not a majority of the landowners.

Thank you for your consideration.

Regards,

Michael and Jayne Clark
6213 Laramie Street
Cheyenne, WY 82001

To the Laramie County Planning Department,

The intention and purpose of this letter is to object the dedication of East Laramie Street. We don't want to dedicate East Laramie Street as a Laramie county road! Currently, East Laramie Street is being used and maintained by its existing residents and is not a dedicated county road. The properties of these families have septic systems and existing water wells. East Laramie Street is maintained by the residence as best they can and is fine.

Dedicating East Laramie Street as a County Road will not improve these residents' lives. Development will only add more cost by making these families add sewer and water and resurfacing a street that is already maintained by the residents. The developers should pick city areas to develop in, not county. My neighbors are all family residents and we are doing the best we can with an undedicated road.

We do not need or want East Laramie Street to be a dedicated county road. The county should not even consider taking property from families for the purposes of this road, especially at a time like now. Every day, is a new struggle and a new way to try to have any kind of normality during this pandemic. Families are struggling, jobs are not what they used to be. People are not able to find different kinds of work to try and make their ends meet.

According to and summarized from (<https://parents-together.org/parent-survey-for-many-families-the-economic-crisis-is-already-here/>) parentstogether survey of 1,500 families 2/3 of families are struggling financially due to the coronavirus outbreak and have lost income or expect to lose their income soon. 80% of families are worried about having enough money to cover housing and food cost within the next three months; 46% are concerned if they'll run out within 2 weeks. The county doesn't need to add to the stress of these families that are already struggling by taking away their property and adding the cost of paving a road and then even more expenses of eventually be forced into hooking into water and sewer lines.

Daily increasing financial pressures and struggling between remotely working, while caring for children is creating extreme stress for families. The thought of the county adding to that mound of stress by taking property at an inconceivable time like this is ridiculous. Money whether in the hands of the families who use this road or contributed by the county could be better spent. Most of these families are concerned with how they will feed their children and keeping the foundation of a roof over their families' heads. Now the county is adding the trepidation of losing property to have an already maintained road turned into a dedicated county road seems so unfathomable, and inconsiderate.

Sincerely,

PZ-21-00242 Public Comment Letter – Lonnie and Sandy Keyser 9/22/21

Lonnie Keyser [lonniek@bresnan.net]

   [Actions](#) ▾

To: [Planning](#)

Wednesday, September 22, 2021 10:20 AM

- Retention Policy: 2 Year Delete Inbox (2 Years) Expires: 9/22/2023
- You replied on 9/23/2021 9:20 AM.

The letter that I received said to email, but there was no email address on it. Found this email address on the website for Planning...

We have been receiving information regarding project PZ-21-00242 to pave Laramie Street between Saratoga Street and Whitney road, along with sewer and water access for the residences along this area of Laramie Street.

We have a couple concerns with opening Laramie Street into the Dakota Crossing subdivision.

1. Safety – Currently the children in the subdivision are playing in their front yards with their friends. Parents believe it is safe since we have very little traffic. We currently really only have two entrances into the neighborhood. Opening Laramie Street will allow more traffic into the subdivision, therefore safety of the children will be a concern.
2. Security – When the fence had an opening, we would have things taken from our front yard, even in the middle of the day. We had a US Flag hanging from our front porch, and it was taken in broad daylight. Since the fence was closed, no issues.
3. Drainage – East of Saratoga on Laramie Street, the elevation of the street is probably 4 feet higher than our side of the fence. Any drainage from storms would end up coming into the subdivision and I don't believe our drainage system will be able to handle the excess. It would take a lot to correct this.
4. When we purchased our home, we appreciated the fact that Laramie Street was closed to through traffic. We are not looking forward to the extra traffic if it gets opened.

Thanks for your time.

Lonnie and Sandy Keyser
3564 Saratoga Street
Cheyenne, WY 82001
(307) 365-9293